

South Subarea

CITY OF ALGONA

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Algona issued permits for 104 units of new single-family development, with an overall density of 6.7 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 7.4 dus per net acre. The city also issued permits for 4 multifamily units, with an overall density of 6.5 units per net acre. Compared with the previous five-years, 2001-2005 saw an increase in single-family permitting at higher densities. Overall, the city's housing stock gained 106 net new units, accommodating 35% of Algona's 2001-2022 growth target of 298 households, and leaving a target of 194 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre							
5 - 7 du/acre	6.6		0.3	1.0	5.4	31	5.8
7 - 9 du/acre							
> 9 du/acre	16.8	5.6	2.1	1.4	7.8	67	8.6
Plats Total	23.5	5.6	2.4	2.3	13.2	98	7.4

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable						
3 - 5 du/acre							
5 - 7 du/acre					9.4	50	5.3
7 - 9 du/acre							
> 9 du/acre					6.2	54	8.7
SF Pmts Total	n/a	n/a	n/a	n/a	15.6	104	6.7

Multifamily Permits Issued

< 9 du/acre	0.6	0.0	0.0	0.0	0.6	4	6.5
9 - 13 du/acre							
13 - 19 du/acre							
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	0.6	0.0	0.0	0.0	0.6	4	6.5

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	10.9	13.2
Lots	48	98
Lots/Acre	4.4	7.4
SF Permits		
Net Acres	14.7	15.6
Units	65	104
Units/Acre	4.4	6.7
MF Permits		
Net Acres	0.0	0.6
Units	0	4
Units/Acre	n/a	6.5

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	104
Replacement SF Units Permitted	0
SF Units Demolished	(2)
MF Units Permitted	4
MF Units Demolished	0
Other New Units Permitted	0
Net Units (2001-2005)	106
Net Households (2001-2005)	104
Household Growth Target (2001-2022)	298
Remaining Target (2006-2022)	194

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Algona had 43 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 32 acres of land suitable for development remained with capacity for 214 housing units under current zoning. The city also contained 35 gross acres of redevelopable land, 23 acres of which was developable with capacity for 107 units. Sixty percent (191 units) of Algona's capacity was located in single-family zones, 40% (130 units) in zones allowing multifamily housing. Nineteen percent (60 units) of the city's housing capacity was located in mixed-use zones, which allow both residential and commercial uses.

Residential Land Supply and Dwelling Unit Capacity (2006) **Does not include units in pipeline or ADUs--see total capacity table on next page*

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre									
3 - 5 du/acre									
5 - 7 du/acre	22.9	0.0	10%	10%	15%	19.5	5.8	n/a	114
7 - 9 du/acre									
Vacant Sub-Total: SF Zones	22.9	0.0	n/a	n/a	n/a	19.5	n/a	n/a	114
9 - 13 du/acre	20.1	5.2	5%-10%	5%-10%	15%	12.1	8-8.6	n/a	101
13 - 19 du/acre									
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Vacant Sub-Total: MF/MU Zones	20.1	5.2	n/a	n/a	n/a	12.1	n/a	n/a	101
Vacant Total	43.0	5.2	n/a	n/a	n/a	31.6	n/a	n/a	214

Redevelopable Land									
0 - 3 du/acre									
3 - 5 du/acre									
5 - 7 du/acre	27.9	0.0	10%	10%	20%	17.9	5.8	26	78
7 - 9 du/acre									
Redev. Sub-Total: SF Zones	27.9	0.0	n/a	n/a	n/a	17.9	n/a	26	78
9 - 13 du/acre	7.0	0.6	5%-10%	5%-10%	20%	5.2	8-8.6	14	29
13 - 19 du/acre									
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Redev. Sub-Total: MF/MU Zones	7.0	0.6	n/a	n/a	n/a	5.2	n/a	14	29
Redevelopable Total	34.9	0.6	n/a	n/a	n/a	23.0	n/a	40	107

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the City of Algona totaled 321 units. These units could accommodate an estimated 311 households, 117 more than necessary to attain the household growth target of 194 for the remainder of the planning period (2006-2022).

(Space for additional text, as appropriate, mostly highlighting other potential sources of housing capacity, or providing further context to the findings noted above.)

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	191
Single-Family Capacity in Pipeline	0
Accessory Dwelling Units	0
Multifamily Zones	70
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	60
Mixed-Use Capacity in Pipeline	0
Total Capacity (units)	321
Total Capacity (households)	311
Remaining Household Target (2006-2022)	194
Surplus/Deficit Capacity	117

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Algona issued permits for over 13,000 sq. ft. of new commercial development on nearly an acre of developable land. The city also issued permits for nearly 300,000 sq. ft. of new industrial buildings on 13 net acres of developable land. Compared with the previous five-years, 2001-2005 saw an increase in commercial development and a steady rate of industrial development. During this same period, Algona experienced an estimated net loss of 93 jobs. It is assumed that full job recovery can be accommodated within existing buildings on developed parcels. Algona's 2001-2022 growth target of 108 additional jobs beyond year 2000 employment levels is unchanged for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	1996-2000	2001-2005
Net Land Area (acres)	0.0	0.9
Floor Area (s.f.)	0	13,380
Floor Area Ratio (FAR)	n/a	0.36
Industrial		
Net Land Area (acres)	12.6	13.1
Floor Area (s.f.)	296,178	296,000
Floor Area Ratio (FAR)	0.54	0.52

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	1,967
Covered Employment in 2006 (est.)	1,874
Net New Jobs (2000-2006)	(93)
Job Growth Target (2001-2022)	108
Remaining Target (2006-2022)	108

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	0.9	0.0	0.0	0.0	0.9	37,097	13,380	0.36
Industrial	13.5	0.0	0.0	0.4	13.1	570,986	296,000	0.52
Non-Residential Total	14.4	0.0	0.0	0.5	14.0	608,083	309,380	0.51

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	29.4	12.1	5%	5%	15%	13.3
Mixed-Use Zones	3.9	0.0	5%	5%	15%	2.9
Industrial Zones	8.5	7.2	5%	5%	15%	1.0
Vacant Total	41.8	19.3	n/a	n/a	n/a	17.1

Redevelopable Land						
Commercial Zones	6.3	1.2	5%	5%	20%	3.6
Mixed-Use Zones	2.2	0.0	5%	5%	20%	1.8
Industrial Zones						
Redevelopable Total	8.5	1.2	n/a	n/a	n/a	5.4

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	577,349	0.3	n/a	173,205	500	346
Mixed-Use Zones	127,277	0.36	n/a	45,820	500	92
Industrial Zones	42,404	0.53	n/a	22,474	800	28
Vacant Total	747,031	n/a	n/a	241,499	n/a	466

Redevelopable Land						
Commercial Zones	157,470	0.3	13,078	34,163	500	68
Mixed-Use Zones	76,496	0.36	5,106	22,433	500	45
Industrial Zones						
Redevelopable Total	233,966	n/a	18,184	56,596	n/a	113

In 2006, the City of Algona had 42 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 17 acres of land suitable for development remained with capacity for 466 jobs under current zoning. The city also contained 8.5 gross acres of redevelopable land, 5.4 net acres of which was developable with capacity for 113 jobs. Over 95% (551 jobs) of Algona's capacity was located in commercial and mixed-use zones, and less than 5% (28 jobs) in industrial zones. Twenty percent of the city's employment capacity was on redevelopable land. Overall capacity in Algona was for 579 jobs, 471 more than necessary to attain the job growth target of 108 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	415
Mixed-Use Zones	137
Industrial Zones	28
Job Capacity in Pipeline	0
Total Job Capacity	579
Remaining Job Target (2006-2022)	108
Surplus/Deficit Capacity	471

CITY OF AUBURN (King County Portion)

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Auburn issued permits for 211 units of new single-family development, with an overall density of 2.4 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 5.2 dus per net acre. The city also issued permits for 309 multifamily units, with an overall density of 14.2 units per net acre. Compared with the previous five-years, 2001-2005 saw a decline in residential development with a decline in overall permitted densities and an increase in densities in new plats. Overall, the city's housing stock gained 489 net new units, accommodating 8% of Auburn's 2001-2022 growth target of 6,003 households, and leaving a target of 5,534 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre							
5 - 7 du/acre	26.4	13.3	1.2	1.6	9.8	22	2.2
7 - 9 du/acre	31.4	2.9	4.2	1.6	22.8	101	4.4
> 9 du/acre	23.2	0.0	4.7	3.2	15.3	127	8.3
Plats Total	80.9	16.2	10.1	6.4	47.9	250	5.2

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable				44.4	11	0.2
3 - 5 du/acre							
5 - 7 du/acre					11.0	29	2.6
7 - 9 du/acre					27.8	149	5.4
> 9 du/acre					4.2	22	5.2
SF Pmts Total	n/a	n/a	n/a	n/a	87.4	211	2.4

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre	12.1	0.0	2.1	4.3	5.7	73	12.9
13 - 19 du/acre	18.2	2.0	0.0	0.1	16.1	236	14.6
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	30.3	2.0	2.1	4.4	21.8	309	14.2

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	98.8	47.9
Lots	404	250
Lots/Acre	4.1	5.2
SF Permits		
Net Acres	174.0	87.4
Units	810	211
Units/Acre	4.7	2.4
MF Permits		
Net Acres	41.3	21.8
Units	765	309
Units/Acre	18.5	14.2

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	211
Replacement SF Units Permitted	
SF Units Demolished	(48)
MF Units Permitted	309
MF Units Demolished	(7)
Other New Units Permitted	24
Net Units (2001-2005)	489
Net Households (2001-2005)	469
Household Growth Target (2001-2022)	6,003
Remaining Target (2006-2022)	5,534

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Auburn had 1,361 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 921 acres of land suitable for development remained with capacity for 2,732 housing units under current zoning. The city also contained 750 gross acres of redevelopable land, 457 acres of which was developable with capacity for 2,294 units. Capacity for an additional 1,334 single-family units and 219 multifamily units was identified in significant projects in the development pipeline. Overall, 60% percent (3,958 units) of Auburn's capacity was located in single-family zones, 40% (2,567 units) in zones allowing multifamily housing, including mixed commercial and residential zones.

Residential Land Supply and Dwelling Unit Capacity (2006) **Does not include units in pipeline or ADUs--see total capacity table on next page*

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre	398.2	99.5	15%	10%	10%	255.3	.21-.31	n/a	65
3 - 5 du/acre									
5 - 7 du/acre	598.2	119.6	15%	10%	10%	409.1	3.1	n/a	1,255
7 - 9 du/acre	327.2	65.4	15%	10%	10%	223.8	4.0	n/a	895
Vacant Sub-Total: SF Zones	1,323.5	284.6	n/a	n/a	n/a	888.2	n/a	n/a	2,216
9 - 13 du/acre	12.2	0.9	5%	10%	10%	10.7	10.2	n/a	109
13 - 19 du/acre	24.6	1.7	0%-5%	5%-10%	10%	21.6	17.7-18.5	n/a	400
19 - 31 du/acre	0.1	0.0	0%	5%	15%	0.1	16.0	n/a	1
31 - 48 du/acre									
48 + du/acre	0.1	0.0	0%	5%	15%	0.1	48.0	n/a	6
Vacant Sub-Total: MF/MU Zones	37.0	2.5	n/a	n/a	n/a	32.5	n/a	n/a	516
Vacant Total	1,360.5	287.2	n/a	n/a	n/a	920.7	n/a	n/a	2,732

Redevelopable Land									
0 - 3 du/acre	289.9	43.5	10%	10%	15%	167.6	.21-.31	31	17
3 - 5 du/acre									
5 - 7 du/acre	165.2	24.8	10%	10%	15%	95.5	3.1	92	201
7 - 9 du/acre	148.6	22.3	10%	10%	15%	85.9	4.0	153	191
Redev. Sub-Total: SF Zones	603.7	90.6	n/a	n/a	n/a	349.0	n/a	275	409
9 - 13 du/acre	28.7	1.4	5%	5%	15%	20.9	10.2	53	160
13 - 19 du/acre	103.1	4.6	5%	0%-5%	15%	75.7	17.7-18.5	171	1,226
19 - 31 du/acre	0.2	0.0	5%	0%	15%	0.2	16.0	3	0
31 - 48 du/acre									
48 + du/acre	13.8	0.0	5%	0%	15%	11.1	48.0	36	498
Redev. Sub-Total: MF/MU Zones	145.8	6.1	n/a	n/a	n/a	107.9	n/a	262	1,885
Redevelopable Total	749.5	96.6	n/a	n/a	n/a	456.9	n/a	537	2,294

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the City of Auburn, including potential development on vacant and redevelopable lands and major projects in the pipeline, totaled 6,525 units. These units could accommodate an estimated 6,318 households, 784 more than necessary to attain the household growth target of 5,534 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	2,624
Single-Family Capacity in Pipeline	1,334
Accessory Dwelling Units	0
Multifamily Zones	1,831
Multifamily Capacity in Pipeline	171
Mixed-Use Zones	517
Mixed-Use Capacity in Pipeline	48
Total Capacity (units)	6,525
Total Capacity (households)	6,318
Remaining Household Target (2006-2022)	5,534
Surplus/Deficit Capacity	784

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Auburn issued permits for over 700,000 sq. ft. of new commercial development on 58 net acres of developable land. The city also issued permits for over 2.7 million sq. ft. of new industrial buildings. Compared with the previous five-years, 2001-2005 saw a modest decrease in commercial and industrial development and a modest decline in industrial floor area ratios from 0.49 to 0.35 overall. During this same period, Auburn experienced an estimated net loss of 911 jobs. It is assumed that full job recovery can be accommodated within existing buildings on developed parcels. Auburn's 2001-2022 growth target of 6,079 additional jobs beyond year 2000 employment levels is unchanged for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	1996-2000	2001-2005
Net Land Area (acres)	74.4	57.8
Floor Area (s.f.)	965,342	707,377
Floor Area Ratio (FAR)	0.30	0.28
Industrial		
Net Land Area (acres)	162.8	178.6
Floor Area (s.f.)	3,450,678	2,754,267
Floor Area Ratio (FAR)	0.49	0.35

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	38,453
Covered Employment in 2006 (est.)	37,542
Net New Jobs (2000-2006)	(911)
Job Growth Target (2001-2022)	6,079
Remaining Target (2006-2022)	6,079

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	58.2	0.4	0.0	0.0	57.8	2,517,382	707,377	0.28
Industrial	209.1	23.5	5.8	1.2	178.6	7,780,439	2,754,267	0.35
Non-Residential Total	267.3	23.8	5.8	1.2	236.4	10,297,821	3,461,644	0.34

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	164.0	8.2	2%	1%	10%	136.1
Mixed-Use Zones	2.0	0.0	0%	5%	15%	1.6
Industrial Zones	499.3	124.8	2%	1%	10%	327.3
Vacant Total	665.2	133.0	n/a	n/a	n/a	465.1

Redevelopable Land						
Commercial Zones	81.8	0.0	0%	5%	15%	66.0
Mixed-Use Zones	56.4	0.0	5%	0%	15%	45.5
Industrial Zones	256.9	38.5	0%	5%	15%	176.3
Redevelopable Total	395.0	38.5	n/a	n/a	n/a	287.9

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	5,930,547	0.25-0.62	n/a	1,491,542	304-600	2,758
Mixed-Use Zones	70,746	0.3-0.9	n/a	26,907	545	49
Industrial Zones	14,257,098	0.3-0.42	n/a	5,978,626	463-700	8,549
Vacant Total	20,258,391	n/a	n/a	7,497,075	n/a	11,356

Redevelopable Land						
Commercial Zones	2,876,661	0.25	282,335	436,830	545	802
Mixed-Use Zones	1,983,621	0.3-0.66	400,338	374,213	545	687
Industrial Zones	7,679,769	0.42	769,545	2,453,252	700	3,505
Redevelopable Total	12,540,051	n/a	1,452,218	3,264,295	n/a	4,993

In 2006, the City of Auburn had 665 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 465 acres of land suitable for development remained with capacity for 11,356 jobs under current zoning. The city also contained 395 gross acres of redevelopable land, 288 net acres of which was developable with capacity for 4,993 jobs. Capacity for an additional 1,410 jobs was identified in significant projects in the development pipeline. Overall, 70% (over 12,000 jobs) of Auburn's capacity was located in industrial zones. Two-thirds of the city's employment capacity was on vacant land. Overall capacity in Auburn was for 17,759 jobs, 11,680 more than necessary to attain the job growth target of 6,079 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	3,559
Mixed-Use Zones	736
Industrial Zones	12,053
Job Capacity in Pipeline	1,410
Total Job Capacity	17,759
Remaining Job Target (2006-2022)	6,079
Surplus/Deficit Capacity	11,680

CITY OF BLACK DIAMOND

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Black Diamond issued permits for 29 units of new single-family development, with an overall density of 3.5 dwelling units (dus) per net acre. During this period, no new single-family lots were platted. The city also issued permits for 6 multifamily units, with an overall density of 12.3 units per net acre. Compared with the previous five-years, 2001-2005 saw a decline in residential development and an increase in the density of single-family development. Overall, the city's housing stock gained 33 net new units, accommodating 3% of Black Diamond's 2001-2022 growth target of 1,099 households, and leaving a target of 1,067 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre							
5 - 7 du/acre							
7 - 9 du/acre							
> 9 du/acre							
Plats Total	0.0	0.0	0.0	0.0	0.0	0	n/a

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable						
3 - 5 du/acre					7.5	19	2.5
5 - 7 du/acre					0.4	2	5.6
7 - 9 du/acre							
> 9 du/acre					0.3	8	25.0
SF Pmts Total	n/a	n/a	n/a	n/a	8.2	29	3.5

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre							
13 - 19 du/acre	0.6	0.1		0.0	0.5	6	12.3
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	0.6	0.1	0.0	0.0	0.5	6	12.3

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	0.0	0.0
Lots	0	0
Lots/Acre	n/a	n/a
SF Permits		
Net Acres	93.2	8.2
Units	217	29
Units/Acre	2.3	3.5
MF Permits		
Net Acres	0.0	0.5
Units	0	6
Units/Acre	n/a	12.3

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	29
Replacement SF Units Permitted	
SF Units Demolished	(4)
MF Units Permitted	6
MF Units Demolished	
Other New Units Permitted	2
Net Units (2001-2005)	33
Net Households (2001-2005)	32
Household Growth Target (2001-2022)	1,099
Remaining Target (2006-2022)	1,067

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Black Diamond had 1,987 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 624 acres of land suitable for development remained with capacity for 4,056 housing units under current zoning. The city also contained 139 gross acres of redevelopable land, 55 acres of which was developable with capacity for 207 units. Eighty-five percent (3,609 units) of Black Diamond's capacity was located in single-family zones, 15% (655 units) in zones allowing multifamily housing. More than half of Black Diamond's residential capacity consists of a conservative estimate of future uses within proposed residential planned development projects.

Residential Land Supply and Dwelling Unit Capacity (2006) **Does not include units in pipeline or ADUs--see total capacity table on next page*

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre	64.6	42.7	8%	8%	20%	14.9	1.0	n/a	15
3 - 5 du/acre	1,148.0	547.6	15%	10%-15%	20%	358.1	2.4-6.5	n/a	2,206
5 - 7 du/acre	675.3	322.5	15%	15%	20%	197.6	6	n/a	1,186
7 - 9 du/acre									
Vacant Sub-Total: SF Zones	1,888.0	912.8	n/a	n/a	n/a	570.6	n/a	n/a	3,406
9 - 13 du/acre									
13 - 19 du/acre	98.7	24.9	5%	5%	15%-20%	53.4	12.0-15.0	n/a	650
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Vacant Sub-Total: MF/MU Zones	98.7	24.9	n/a	n/a	n/a	53.4	n/a	n/a	650
Vacant Total	1,986.7	937.7	n/a	n/a	n/a	624.0	n/a	n/a	4,056

Redevelopable Land									
0 - 3 du/acre									
3 - 5 du/acre	53.0	16.8	15%	15%	25%	19.0	2.4	23	22
5 - 7 du/acre	85.3	17.6	15%	15%	25%	35.5	6.0	33	180
7 - 9 du/acre									
Redev. Sub-Total: SF Zones	138.3	34.4	n/a	n/a	n/a	54.5	n/a	56	202
9 - 13 du/acre									
13 - 19 du/acre	0.5	0.0	5%	5%	20%	0.4	15.0	1	5
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Redev. Sub-Total: MF/MU Zones	0.5	0.0	n/a	n/a	n/a	0.4	n/a	1	5
Redevelopable Total	138.8	34.4	n/a	n/a	n/a	54.9	n/a	57	207

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the City of Black Diamond, including potential development on vacant and redevelopable lands and accessory dwelling units, totaled 4,270 units. These units could accommodate an estimated 4,165 households, 3,098 more than necessary to attain the household growth target of 1,067 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	3,609
Single-Family Capacity in Pipeline	0
Accessory Dwelling Units	6
Multifamily Zones	605
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	50
Mixed-Use Capacity in Pipeline	0
Total Capacity (units)	4,270
Total Capacity (households)	4,165
Remaining Household Target (2006-2022)	1,067
Surplus/Deficit Capacity	3,098

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Black Diamond issued no permits for new commercial or industrial development. During this same period, Black Diamond experienced an estimated net gain of 56 jobs, attaining 2% of the city's 2001-2022 growth target of 2,525 jobs and leaving a target of 2,469 for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	1996-2000	2001-2005
Net Land Area (acres)	0.0	0.0
Floor Area (s.f.)	0	0
Floor Area Ratio (FAR)	n/a	n/a
Industrial		
Net Land Area (acres)	0.0	0.0
Floor Area (s.f.)	0	0
Floor Area Ratio (FAR)	n/a	n/a

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	407
Covered Employment in 2006 (est.)	463
Net New Jobs (2000-2006)	56
Job Growth Target (2001-2022)	2,525
Remaining Target (2006-2022)	2,469

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)								
Industrial								
Non-Residential Total	0.0	0.0	0.0	0.0	0.0	-	-	n/a

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	2.3	0.0	5%	5%	20%	1.7
Mixed-Use Zones	30.4	8.1	5%	5%	15%	17.0
Industrial Zones	389.4	58.1	5%	5%	20%	238.5
Vacant Total	422.2	66.3	n/a	n/a	n/a	257.2

Redevelopable Land						
Commercial Zones	3.0	0.0	5%	5%	25%	2.0
Mixed-Use Zones	3.0	0.0	5%	5%	20%	2.2
Industrial Zones	30.5	0.0	5%	5%	25%	20.6
Redevelopable Total	36.5	0.0	n/a	n/a	n/a	24.8

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	73,312	0.2	n/a	14,662	500	29
Mixed-Use Zones	741,725	0.25	n/a	185,431	500	371
Industrial Zones	10,390,293	0.3	n/a	3,117,088	800	3,896
Vacant Total	11,205,331	n/a	n/a	3,317,182	n/a	4,297

Redevelopable Land						
Commercial Zones	86,994	0.2	1,634	15,765	500	32
Mixed-Use Zones	94,516	0.25	4,483	19,146	500	38
Industrial Zones	897,722	0.3	1,502	267,815	800	335
Redevelopable Total	1,079,232	n/a	7,618	302,726	n/a	405

In 2006, the City of Black Diamond had 422 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 257 acres of land suitable for development remained with capacity for 4,297 jobs under current zoning. The city also contained 37 gross acres of redevelopable land, 25 net acres of which was developable with capacity for 405 jobs. Ninety percent of Black Diamond's job capacity was located in industrial zones. Ninety-one percent of the city's capacity was on vacant land. Overall capacity in Black Diamond was for 4,701 jobs, 2,232 more than necessary to attain the job growth target of 2,469 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	61
Mixed-Use Zones	409
Industrial Zones	4,231
Job Capacity in Pipeline	0
Total Job Capacity	4,701
Remaining Job Target (2006-2022)	2,469
Surplus/Deficit Capacity	2,232

CITY OF BURIEN

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Burien issued permits for 119 units of new single-family development, with an overall density of 4.2 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 5.0 dus per net acre. The city also issued permits for 120 multifamily units, with an overall density of 33.4 units per net acre. Compared with the previous five-years, 2001-2005 saw a decline in single-family development along with an increase in the amount and density of multifamily development. Overall, the city's housing stock gained 223 net new units, accommodating 14% of Burien's 2001-2022 growth target of 1,552 households, and leaving a target of 1,337 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre	2.0	0.0	0.0	0.0	2.0	8	4.0
5 - 7 du/acre	14.4	0.0	1.3	0.2	12.9	58	4.5
7 - 9 du/acre							
> 9 du/acre	1.1	0.0	0.1	0.0	1.1	13	12.2
Plats Total	17.5	0.0	1.4	0.2	15.9	79	5.0

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable						
3 - 5 du/acre					10.4	33	3.2
5 - 7 du/acre					16.9	77	4.6
7 - 9 du/acre							
> 9 du/acre					0.9	9	10.5
SF Pmts Total	n/a	n/a	n/a	n/a	28.2	119	4.2

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre							
13 - 19 du/acre							
19 - 31 du/acre	0.7	0.0	0.0	0.0	0.7	11	16.2
31 - 48 du/acre							
48 + du/acre	0.2	0.0	0.0	0.0	0.2	8	46.6
Other zones	2.7	0.0	0.0	0.0	2.7	101	36.8
MF Pmts Total	3.6	0.0	0.0	0.0	3.6	120	33.4

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	20.6	15.9
Lots	107	79
Lots/Acre	5.2	5.0
SF Permits		
Net Acres	40.8	28.2
Units	195	119
Units/Acre	4.8	4.2
MF Permits		
Net Acres	4.8	3.6
Units	73	120
Units/Acre	15.2	33.4

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	119
Replacement SF Units Permitted	13
SF Units Demolished	(30)
MF Units Permitted	120
MF Units Demolished	(37)
Other New Units Permitted	38
Net Units (2001-2005)	223
Net Households (2001-2005)	215
Household Growth Target (2001-2022)	1,552
Remaining Target (2006-2022)	1,337

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Burien had 267 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 49 acres of land suitable for development remained with capacity for 386 housing units under current zoning. The city also contained 483 gross acres of redevelopable land, 220 acres of which was developable with capacity for 1,063 units. Capacity for an additional 177 single-family units and 405 multifamily units was identified in significant projects in the development pipeline. Thirty-eight percent (763 units) of Burien's capacity was located in single-family zones, 63% (1,268 units) in zones allowing multifamily housing. One-third of the city's housing capacity was located in mixed-use zones, which allow both residential and commercial uses.

Residential Land Supply and Dwelling Unit Capacity (2006) **Does not include units in pipeline or ADUs--see total capacity table on next page*

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre	4.5	4.1	2%	1%	10%	0.3	1.0	n/a	3
3 - 5 du/acre	172.4	157.9	11%	4%	10%	11.1	5.5	n/a	61
5 - 7 du/acre	77.7	40.5	9%	1%	10%	29.9	4.5	n/a	135
7 - 9 du/acre									
Vacant Sub-Total: SF Zones	254.6	202.5	n/a	n/a	n/a	41.4	n/a	n/a	199
9 - 13 du/acre	3.6	3.0	2%	2%	10%	0.5	11.1	n/a	6
13 - 19 du/acre									
19 - 31 du/acre	6.2	1.4	2%	2%	10%	4.2	15.6	n/a	66
31 - 48 du/acre									
48 + du/acre	2.8	0.0	1%	1%	10%	2.5	46.6	n/a	116
Vacant Sub-Total: MF/MU Zones	12.7	4.4	n/a	n/a	n/a	7.2	n/a	n/a	187
Vacant Total	267.3	206.9	n/a	n/a	n/a	48.6	n/a	n/a	386
Redevelopable Land									
0 - 3 du/acre									
3 - 5 du/acre	136.6	108.7	11%	4%	15%	20.1	5.5	77	33
5 - 7 du/acre	285.4	84.2	9%	1%	15%	152.9	4.5	334	354
7 - 9 du/acre									
Redev. Sub-Total: SF Zones	422.0	192.9	n/a	n/a	n/a	173.0	n/a	411	387
9 - 13 du/acre	3.9	0.0	2%	2%	15%	3.2	11.1	9	26
13 - 19 du/acre	3.4	0.8	2%	2%	15%	2.2	13.5	7	23
19 - 31 du/acre	48.8	3.5	2%	2%	15%	37.0	15.6	159	419
31 - 48 du/acre									
48 + du/acre	5.3	0.0	5%	0%	15%	4.5	46.6	0	208
Redev. Sub-Total: MF/MU Zones	61.4	4.3	n/a	n/a	n/a	46.8	n/a	175	675
Redevelopable Total	483.4	197.2	n/a	n/a	n/a	219.8	n/a	587	1,063

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the City of Burien, including potential development on vacant and redevelopable lands, major projects in the pipeline, and accessory dwelling units, totaled 2,103 units. These units could accommodate an estimated 2,021 households, 684 more than necessary to attain the household growth target of 1,337 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	586
Single-Family Capacity in Pipeline	177
Accessory Dwelling Units	72
Multifamily Zones	539
Multifamily Capacity in Pipeline	12
Mixed-Use Zones	324
Mixed-Use Capacity in Pipeline	393
Total Capacity (units)	2,103
Total Capacity (households)	2,021
Remaining Household Target (2006-2022)	1,337
Surplus/Deficit Capacity	684

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Burien issued permits for about 246,000 sq. ft. of new commercial development on nearly 14 net acres of developable land. No new industrial buildings were permitted during these 5 years. Compared with the previous five-years, 2001-2005 saw nearly a doubling in commercial development with a modest increase in overall floor-area-ratio from 0.32 to 0.41. During this same period, Burien experienced an estimated net loss of 711 jobs. It is assumed that full job recovery can be accommodated within existing buildings on developed parcels. Burien's 2001-2022 growth target of 1,712 additional jobs beyond year 2000 employment levels is unchanged for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	1996-2000	2001-2005
Net Land Area (acres)	13.1	13.8
Floor Area (s.f.)	182,630	246,118
Floor Area Ratio (FAR)	0.32	0.41
Industrial		
Net Land Area (acres)	2.3	0.0
Floor Area (s.f.)	33,805	0
Floor Area Ratio (FAR)	0.34	n/a

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	12,565
Covered Employment in 2006 (est.)	11,854
Net New Jobs (2000-2006)	(711)
Job Growth Target (2001-2022)	1,712
Remaining Target (2006-2022)	1,712

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	14.3	0.0	0.4	0.0	13.8	602,870	246,118	0.41
Industrial								
Non-Residential Total	14.3	0.0	0.4	0.0	13.8	602,870	246,118	0.41

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	29.2	19.0	3%	0%	10%	8.8
Mixed-Use Zones	1.2	0.0	1%	1%	10%	1.1
Industrial Zones	6.8	2.5	2%	2%	10%	3.8
Vacant Total	37.2	21.5	n/a	n/a	n/a	13.7

Redevelopable Land						
Commercial Zones	37.2	1.2	3%	0%	15%	29.7
Mixed-Use Zones	2.3	0.0	1%	0%	15%	1.9
Industrial Zones	3.3	0.0	2%	1%	15%	2.7
Redevelopable Total	42.8	1.2	n/a	n/a	n/a	34.3

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	385,222	0.18-0.99	n/a	169,464	250-500	548
Mixed-Use Zones	46,334	1.15	n/a	53,285	300	178
Industrial Zones	165,221	0.34	n/a	56,175	1000	56
Vacant Total	596,778	n/a	n/a	278,923	n/a	782

Redevelopable Land						
Commercial Zones	1,293,307	0.18-0.99	73,625	410,365	250-500	1,126
Mixed-Use Zones	83,245	1.15	46,890	48,842	300	163
Industrial Zones	117,443	0.34	3,346	36,585	1000	37
Redevelopable Total	1,493,995	n/a	123,861	495,791	n/a	1,325

In 2006, the City of Burien had 37.2 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 13.7 acres of land suitable for development remained with capacity for 782 jobs under current zoning. The city also contained 42.8 gross acres of redevelopable land, 34.3 net acres of which was developable with capacity for 1,325 jobs. Capacity for an additional 151 jobs was identified in significant projects in the development pipeline. Over 95% (2,165 jobs) of Burien's capacity was located in commercial and mixed-use zones, and less than 5% (93 jobs) in industrial zones. Two-thirds of the city's employment capacity was on redevelopable land. Overall capacity in Burien was for 2,258 jobs, 546 more than necessary to attain the job growth target of 1,712 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	1,674
Mixed-Use Zones	340
Industrial Zones	93
Job Capacity in Pipeline	151
Total Job Capacity	2,258
Remaining Job Target (2006-2022)	1,712
Surplus/Deficit Capacity	546

Notes

- (1) Due to uncertainty as to future non-residential land uses and building square footages, land within the NE Redevelopment Area was not considered in estimating employment land or capacity in Burien.

CITY OF COVINGTON

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Covington issued permits for 1,095 units of new single-family development, with an overall density of 7.3 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 5.6 dus per net acre. The city also issued permits for 211 multifamily units, with an overall density of 23 units per net acre. Compared with the previous five-years, 2001-2005 saw a significant increase in residential development. Overall, the city's housing stock gained 1,267 net new units, accommodating 90% of Covington's 2001-2022 growth target of 1,373 households, and leaving a target of 138 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre	49.6	1.0	6.1	2.8	39.7	177	4.5
5 - 7 du/acre	119.0	5.6	6.9	15.9	90.6	560	
7 - 9 du/acre	6.2	0.9	0.0	0.5	4.7	25	5.3
> 9 du/acre							
Plats Total	174.8	7.5	13.0	19.3	135.0	762	5.6

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable				6.1	4	0.7
3 - 5 du/acre					32.3	172	5.3
5 - 7 du/acre					108.2	893	8.3
7 - 9 du/acre					3.3	26	8.0
> 9 du/acre							
SF Pmts Total	n/a	n/a	n/a	n/a	149.8	1095	7.3

Multifamily Permits Issued

< 9 du/acre	1.5				1.1	11	10.0
9 - 13 du/acre							
13 - 19 du/acre							
19 - 31 du/acre	8.1	0.0	0.0	0.0	8.1	200	24.7
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	9.6	0.0	0.0	0.0	9.2	211	22.9

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	86.8	135.0
Lots	521	762
Lots/Acre	6.0	5.6
SF Permits		
Net Acres	88.0	149.8
Units	277	1,095
Units/Acre	3.1	7.3
MF Permits		
Net Acres	0.0	9.2
Units	0	211
Units/Acre	n/a	22.9

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	1,095
Replacement SF Units Permitted	0
SF Units Demolished	(40)
MF Units Permitted	211
MF Units Demolished	0
Other New Units Permitted	1
Net Units (2001-2005)	1,267
Net Households (2001-2005)	1,235
Household Growth Target (2001-2022)	1,373
Remaining Target (2006-2022)	138

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Covington had 249 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 152 acres of land suitable for development remained with capacity for 1,114 housing units under current zoning. The city also contained 747 gross acres of redevelopable land, 389 acres of which was developable with capacity for 2,184 units. Sixty-five percent (2,169 units) of Covington's capacity was located in single-family zones, 35% (1,129 units) in zones allowing multifamily housing. All of the city's multifamily housing capacity was located in mixed-use zones, which allow both residential and commercial uses.

Residential Land Supply and Dwelling Unit Capacity (2006) **Does not include units in pipeline or ADUs--see total capacity table on next page*

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre	23.9	6.1	10%	10%	15%	12.1	0.7	n/a	8
3 - 5 du/acre	109.0	13.7	10%	10%	15%	64.9	4.5	n/a	289
5 - 7 du/acre	72.0	2.3	10%	10%	15%	47.4	6.2	n/a	293
7 - 9 du/acre	16.3	3.0	10%	10%	15%	9.0	7.0	n/a	63
Vacant Sub-Total: SF Zones	221.2	25.1	n/a	n/a	n/a	133.4	n/a	n/a	653
9 - 13 du/acre	0.4	0.0	5%	5%	15%	0.3	15.0	n/a	4
13 - 19 du/acre									
19 - 31 du/acre	27.4	3.6	5%	5%	15%	18.3	25.0	n/a	457
31 - 48 du/acre									
48 + du/acre									
Vacant Sub-Total: MF/MU Zones	27.8	3.6	n/a	n/a	n/a	18.5	n/a	n/a	461
Vacant Total	249.0	28.6	n/a	n/a	n/a	151.9	n/a	n/a	1,114
Redevelopable Land									
0 - 3 du/acre	120.7	58.9	10%	10%	20%	39.6	0.7	14	12
3 - 5 du/acre	264.2	35.7	10%	10%	20%	146.2	4.5	122	530
5 - 7 du/acre	251.7	26.1	10%	10%	20%	144.4	6.2	119	774
7 - 9 du/acre	58.5	7.7	10%	10%	20%	32.5	7.0	27	200
Redev. Sub-Total: SF Zones	695.1	128.4	n/a	n/a	n/a	362.7	n/a	283	1,515
9 - 13 du/acre									
13 - 19 du/acre									
19 - 31 du/acre	51.7	14.5	5%	5%	20%	26.7	25.0		669
31 - 48 du/acre									
48 + du/acre									
Redev. Sub-Total: MF/MU Zones	51.7	14.5	n/a	n/a	n/a	26.7	n/a	0	669
Redevelopable Total	746.7	142.9	n/a	n/a	n/a	389.4	n/a	283	2,184

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the City of Covington, including potential development on vacant and redevelopable lands and accessory dwelling units, totaled 3,302 units. These units could accommodate an estimated 3,202 households, 3,064 more than necessary to attain the household growth target of 138 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	2,169
Single-Family Capacity in Pipeline	0
Accessory Dwelling Units	4
Multifamily Zones	0
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	1,129
Mixed-Use Capacity in Pipeline	0
Total Capacity (units)	3,302
Total Capacity (households)	3,202
Remaining Household Target (2006-2022)	138
Surplus/Deficit Capacity	3,064

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Covington issued permits for 387,000 sq. ft. of new commercial development on 31 net acres of developable land. The city also issued permits for over 12,000 sq. ft. of new buildings on 3 acres of developable land in industrial zones. Compared with the previous five-years, 2001-2005 saw a marked increase in non-residential land development. During this same period, Covington experienced an estimated net gain of 705 jobs, attaining 78% of the city's 2001-2022 growth target of 900 jobs and leaving a job growth target of 195 for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	1996-2000	2001-2005
Net Land Area (acres)	0.0	30.9
Floor Area (s.f.)	0	387,052
Floor Area Ratio (FAR)	n/a	0.29
Industrial		
Net Land Area (acres)	0.0	2.9
Floor Area (s.f.)	0	12,303
Floor Area Ratio (FAR)	n/a	0.10

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	2,609
Covered Employment in 2006 (est.)	3,314
Net New Jobs (2000-2006)	705
Job Growth Target (2001-2022)	900
Remaining Target (2006-2022)	195

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	36.5	0.0	1.9	3.8	30.9	1,343,826	387,052	0.29
Industrial	2.9	0.0	0.0	0.0	2.9	128,066	12,303	0.10
Non-Residential Total	39.5	0.0	1.9	3.8	33.8	1,471,892	399,355	0.27

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	1.8	0.0	5%	5%	15%	1.4
Mixed-Use Zones	64.8	8.3	5%	5%	15%	43.2
Industrial Zones	11.3	0.2	0%	0%	15%	9.4
Vacant Total	77.9	8.5	n/a	n/a	n/a	54.0

Redevelopable Land						
Commercial Zones						
Mixed-Use Zones	120.5	33.9	5%	5%	20%	62.4
Industrial Zones						
Redevelopable Total	120.5	33.9	n/a	n/a	n/a	62.4

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	59,828	0.3	n/a	17,948	450	40
Mixed-Use Zones	1,883,856	0.35	n/a	659,350	450	1,465
Industrial Zones	410,182	0.10	n/a	39,405	800	49
Vacant Total	2,353,866	n/a	n/a	716,703	n/a	1,554

Redevelopable Land						
Commercial Zones						
Mixed-Use Zones	2,718,710	0.35	151,060	800,488	450	1,779
Industrial Zones						
Redevelopable Total	2,718,710	n/a	151,060	800,488	n/a	1,779

In 2006, the City of Covington had 78 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 54 acres of land suitable for development remained with capacity for 1,554 jobs under current zoning. The city also contained 121 gross acres of redevelopable land, 62 net acres of which was developable with capacity for 1,779 jobs. Nearly all of Covington's job capacity was located in mixed-use zones, which allow a mix of commercial and residential uses. Fifty-five percent of the city's employment capacity was on redevelopable land. Overall capacity in Covington was for 3,333 jobs, 3,138 more than necessary to attain the job growth target of 195 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	40
Mixed-Use Zones	3,244
Industrial Zones	49
Job Capacity in Pipeline	0
Total Job Capacity	3,333
Remaining Job Target (2006-2022)	195
Surplus/Deficit Capacity	3,138

CITY OF DES MOINES

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Des Moines issued permits for 157 units of new single-family development, with an overall density of 3.3 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 6.3 dus per net acre. The city also issued permits for 22 multifamily units, with an overall density of 30 units per net acre. Compared with the previous five-years, 2001-2005 saw an increase in single-family development with higher platted densities and a decrease in multifamily permitting. Overall, the city's housing stock gained 156 net new units, accommodating 10% of Des Moines' 2001-2022 growth target of 1,576 households, and leaving a target of 1,424 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	2.3	0.1	0.0	0.3	1.9	6	3.2
3 - 5 du/acre	6.7	3.8	0.2	0.3	2.4	6	2.5
5 - 7 du/acre	29.0	0.4	4.5	4.4	19.7	122	6.2
7 - 9 du/acre							
> 9 du/acre	4.4	0.0	1.0	0.6	2.8	34	12.0
Plats Total	42.4	4.3	5.7	5.5	26.8	168	6.3

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable				4.5	7	1.6
3 - 5 du/acre					14.6	9	0.6
5 - 7 du/acre					23.4	95	4.1
7 - 9 du/acre							
> 9 du/acre					5.0	46	9.2
SF Pmts Total	n/a	n/a	n/a	n/a	47.5	157	3.3

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre	1.7	0.9	0.3	0.1	0.3	7	21.3
13 - 19 du/acre	0.2	0.0	0.0	0.0	0.2	3	17.6
19 - 31 du/acre							
31 - 48 du/acre	0.2	0.0	0.0	0.0	0.2	12	50.0
48 + du/acre							
Other zones							
MF Pmts Total	2.1	0.9	0.3	0.1	0.7	22	29.8

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	19.9	26.8
Lots	97	168
Lots/Acre	4.9	6.3
SF Permits		
Net Acres	36.4	47.5
Units	149	157
Units/Acre	4.1	3.3
MF Permits		
Net Acres	10.0	0.7
Units	288	22
Units/Acre	28.7	29.8

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	157
Replacement SF Units Permitted	
SF Units Demolished	(26)
MF Units Permitted	22
MF Units Demolished	
Other New Units Permitted	3
Net Units (2001-2005)	156
Net Households (2001-2005)	152
Household Growth Target (2001-2022)	1,576
Remaining Target (2006-2022)	1,424

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Des Moines had 236 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 97 acres of land suitable for development remained with capacity for 792 housing units under current zoning. The city also contained 454 gross acres of redevelopable land, 180 acres of which was developable with capacity for 1,680 units. Capacity for an additional 424 single-family units and 404 multifamily units was identified in projects in the development pipeline. Thirty-seven percent (1,229 units) of Des Moines' capacity was located in single-family zones, 63% (2,070 units) in zones allowing multifamily housing. Half of the city's housing capacity was located in mixed-use zones, which allow both residential and commercial uses.

Residential Land Supply and Dwelling Unit Capacity (2006) *Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre	47.6	18.9	15%	15%	10%	18.1	2.5-3.4	n/a	48
3 - 5 du/acre	47.3	30.2	15%	15%	10%	10.8	3.0	n/a	32
5 - 7 du/acre	114.2	38.0	15%	15%	10%	48.0	4-6.5	n/a	287
7 - 9 du/acre									
Vacant Sub-Total: SF Zones	209.2	87.1	n/a	n/a	n/a	76.9	n/a	n/a	368
9 - 13 du/acre	10.6	0.0	5%	5%	10%	8.6	12.7	n/a	109
13 - 19 du/acre	4.9	1.0	5%	5%	10%	3.2	18.0	n/a	57
19 - 31 du/acre	0.1	0.1	5%	5%	10%	0.0	21.1	n/a	0
31 - 48 du/acre	3.2	1.0	5%	5%	10%	1.8	34-50	n/a	62
48 + du/acre	8.1	0.0	5%	5%	10%	6.5	30.0	n/a	196
Vacant Sub-Total: MF/MU Zones	26.8	2.1	n/a	n/a	n/a	20.1	n/a	n/a	424
Vacant Total	236.0	89.1	n/a	n/a	n/a	97.0	n/a	n/a	792
Redevelopable Land									
0 - 3 du/acre	72.3	49.3	15%	15%	15%	13.7	2.5-3.4	31	11
3 - 5 du/acre	43.1	22.8	15%	15%	15%	12.1	3	30	6
5 - 7 du/acre	265.6	89.7	15%	15%	15%	104.7	4-6.5	219	420
7 - 9 du/acre									
Redev. Sub-Total: SF Zones	381.0	161.8	n/a	n/a	n/a	130.4	n/a	279	437
9 - 13 du/acre	7.0	0.0	5%	5%	15%	5.4	12.7	12	56
13 - 19 du/acre	6.5	1.5	5%	5%	15%	3.8	18.0	19	50
19 - 31 du/acre	3.8	3.5	5%	5%	15%	0.2	21.1	2	3
31 - 48 du/acre	13.2	2.4	5%	5%	15%	8.3	34-50	85	248
48 + du/acre	42.9	0.6	5%	5%	15%	32.3	30.0	84	885
Redev. Sub-Total: MF/MU Zones	73.3	8.0	n/a	n/a	n/a	50.0	n/a	201	1,242
Redevelopable Total	454.3	169.8	n/a	n/a	n/a	180.4	n/a	480	1,680

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the City of Des Moines, including potential development on vacant and redevelopable lands and major projects in the pipeline, totaled 3,299 units. These units could accommodate an estimated 3,171 households, 1,747 more than necessary to attain the household growth target of 1,424 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	805
Single-Family Capacity in Pipeline	424
Accessory Dwelling Units	0
Multifamily Zones	432
Multifamily Capacity in Pipeline	68
Mixed-Use Zones	1,234
Mixed-Use Capacity in Pipeline	336
Total Capacity (units)	3,299
Total Capacity (households)	3,171
Remaining Household Target (2006-2022)	1,424
Surplus/Deficit Capacity	1,747

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Des Moines issued permits for over 40,000 sq. ft. of new commercial development on 4.3 net acres of developable land. The city also issued permits for about 87,000 sq. ft. of new buildings on 7.7 acres of developable land in industrial zones. Compared with the previous five-years, 2001-2005 saw a decrease in the amount of commercial development and an increase in industrial development. During this same period, Des Moines experienced an estimated net loss of 329 jobs. It is assumed that full job recovery can be accommodated within existing buildings on developed parcels. Des Moines' 2001-2022 growth target of 1,695 additional jobs beyond year 2000 employment levels is unchanged for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	1996-2000	2001-2005
Net Land Area (acres)	12.2	4.3
Floor Area (s.f.)	116,067	40,553
Floor Area Ratio (FAR)	0.22	0.22
Industrial		
Net Land Area (acres)	0.0	7.7
Floor Area (s.f.)	0	87,239
Floor Area Ratio (FAR)	n/a	0.26

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	5,936
Covered Employment in 2006 (est.)	5,607
Net New Jobs (2000-2006)	(329)
Job Growth Target (2001-2022)	1,695
Remaining Target (2006-2022)	1,695

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	5.4	1.1	0.0	0.0	4.3	185,566	40,553	0.22
Industrial	8.7	0.0	0.0	1.0	7.7	336,283	87,239	0.26
Non-Residential Total	14.1	1.1	0.0	1.0	12.0	521,849	127,792	0.24

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	27.5	0.2	5%	5%	10%	22.1
Mixed-Use Zones	6.4	0.4	5%	5%	10%	4.9
Industrial Zones	87.0	6.7	5%	5%	10%	65.1
Vacant Total	120.9	7.3	n/a	n/a	n/a	92.1

Redevelopable Land						
Commercial Zones	33.7	0.6	5%	5%	15%	25.3
Mixed-Use Zones	15.0	1.1	5%	5%	15%	10.6
Industrial Zones	82.1	6.7	5%	5%	15%	57.7
Redevelopable Total	130.7	8.3	n/a	n/a	n/a	93.6

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	963,948	0.15-0.55	n/a	209,069	350-450	542
Mixed-Use Zones	212,478	0.40-0.50	n/a	90,118	450	200
Industrial Zones	2,833,626	0.27	n/a	765,079	450	1,700
Vacant Total	4,010,052	n/a	n/a	1,064,267	n/a	2,442

Redevelopable Land						
Commercial Zones	1,104,108	0.15-0.55	131,913	285,280	350-450	224
Mixed-Use Zones	462,283	0.40-0.50	305,195	-100,967	450	(224)
Industrial Zones	2,512,584	0.27	0	678,398	450	1,508
Redevelopable Total	4,078,975	n/a	437,108	862,711	n/a	1,507

In 2006, the City of Des Moines had 121 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 92 acres of land suitable for development remained with capacity for 2,442 jobs under current zoning. The city also contained 131 gross acres of redevelopable land, 94 net acres of which was developable with capacity for 1,507 jobs. Over 80% of Des Moines' job capacity was located in industrial zones. Thirty-eight percent of the city's employment capacity was on redevelopable land. Overall capacity in Des Moines was for 3,950 jobs, 2,255 more than necessary to attain the job growth target of 1,695 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	766
Mixed-Use Zones	(24)
Industrial Zones	3,208
Job Capacity in Pipeline	0
Total Job Capacity	3,950
Remaining Job Target (2006-2022)	1,695
Surplus/Deficit Capacity	2,255

CITY OF FEDERAL WAY

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Federal Way issued permits for 687 units of new single-family development, with an overall density of 3.9 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 5.4 dus per net acre. The city also issued permits for 71 multifamily units, with an overall density of 13.2 units per net acre. Compared with the previous five-years, 2001-2005 saw an increase in single family plats with higher densities and a sizable decrease in multifamily development. Overall, the city's housing stock gained 757 net new units, accommodating 12% of Federal Way's 2001-2022 growth target of 6,188 households, and leaving a target of 5,449 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	58.5	28.7	5.9	6.8	17.2	55	3.2
3 - 5 du/acre	93.6	29.1	15.9	8.6	40.1	225	5.6
5 - 7 du/acre	62.0	3.9	12.1	9.5	36.5	209	5.7
7 - 9 du/acre	8.5	0.0	2.1	0.7	5.7	47	8.3
> 9 du/acre							
Plats Total	222.7	61.7	35.9	25.6	99.5	536	5.4

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable				56.3	88	1.6
3 - 5 du/acre					50.4	258	5.1
5 - 7 du/acre					62.3	291	4.7
7 - 9 du/acre					5.7	46	8.1
> 9 du/acre					0.7	4	6.2
SF Pmts Total	n/a	n/a	n/a	n/a	175.2	687	3.9

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre	2.3			1.1	1.2	9	7.5
13 - 19 du/acre							
19 - 31 du/acre	4.7	0.2	0.1	0.3	4.2	62	14.9
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	7.0	0.2	0.1	1.4	5.4	71	13.2

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	48.4	99.5
Lots	196	536
Lots/Acre	4.1	5.4
SF Permits		
Net Acres	149.4	175.2
Units	648	687
Units/Acre	4.3	3.9
MF Permits		
Net Acres	21.6	5.4
Units	626	71
Units/Acre	29.0	13.2

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	687
Replacement SF Units Permitted	0
SF Units Demolished	(34)
MF Units Permitted	71
MF Units Demolished	(2)
Other New Units Permitted	35
Net Units (2001-2005)	757
Net Households (2001-2005)	739
Household Growth Target (2001-2022)	6,188
Remaining Target (2006-2022)	5,449

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Federal Way had 808 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 380 acres of land suitable for development remained with capacity for 3,027 housing units under current zoning. The city also contained 815 gross acres of redevelopable land, 440 acres of which was developable with capacity for 2,239 units. Capacity for an additional 385 units was identified in projects in the development pipeline. Fifty-four percent of Federal Way's capacity was located in single-family zones, 46% in zones allowing multifamily housing. One quarter of the city's housing capacity was located in mixed-use zones, which allow both residential and commercial uses.

Residential Land Supply and Dwelling Unit Capacity (2006) **Does not include units in pipeline or ADUs--see total capacity table on next page*

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre	333.4	119.3	15%	15%	10%	134.9	.4-4.4	n/a	421
3 - 5 du/acre	170.7	38.4	15%	15%	10%	83.4	4.8	n/a	399
5 - 7 du/acre	140.9	24.1	15%	15%	10%	73.6	5.7	n/a	422
7 - 9 du/acre	29.9	13.0	15%	15%	10%	10.7	8.3	n/a	88
Vacant Sub-Total: SF Zones	675.0	194.9	n/a	n/a	n/a	302.5	n/a	n/a	1,330
9 - 13 du/acre	27.4	12.0	5%	2%	10%	12.8	11.5	n/a	148
13 - 19 du/acre	86.7	19.5	2%-10%	2%-5%	10%	53.8	23.0	n/a	1,236
19 - 31 du/acre	15.0	5.5	2%-5%	2%	10%	8.1	23-25	n/a	190
31 - 48 du/acre	0.4	0.0	15%	0%	10%	0.3	30.0	n/a	9
48 + du/acre	3.4	0.1	15%	0%	10%	2.6	30-60	n/a	113
Vacant Sub-Total: MF/MU Zones	132.9	37.0	n/a	n/a	n/a	77.5	n/a	n/a	1,696
Vacant Total	807.8	231.9	n/a	n/a	n/a	380.0	n/a	n/a	3,027
Redevelopable Land									
0 - 3 du/acre	383.6	52.1	15%	15%	15%	197.3	.4-4.4	133	556
3 - 5 du/acre	156.4	13.8	15%	15%	15%	84.8	4.8	111	296
5 - 7 du/acre	240.5	16.8	15%	15%	15%	133.1	5.7	200	564
7 - 9 du/acre	1.5	0.0	15%	15%	15%	0.9	8.3	1	6
Redev. Sub-Total: SF Zones	782.0	82.7	n/a	n/a	n/a	416.1	n/a	444	1,422
9 - 13 du/acre	4.7	1.9	5%	2%	15%	2.2	11.5	1	25
13 - 19 du/acre	11.5	0.5	2%-10%	2%-5%	15%	8.8	15.2-23	0	195
19 - 31 du/acre	1.2	0.2	2%-5%	2%	15%	0.9	23-25	0	21
31 - 48 du/acre	0.7	0.0	8%	0%	15%	0.6	30.0	0	17
48 + du/acre	14.4	0.2	8%	0%	15%	11.1	30-60	0	559
Redev. Sub-Total: MF/MU Zones	32.5	2.7	n/a	n/a	n/a	23.6	n/a	1	817
Redevelopable Total	814.5	85.3	n/a	n/a	n/a	439.7	n/a	445	2,239

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the City of Federal Way, including potential development on vacant and redevelopable lands, major projects in the pipeline, and accessory dwelling units, totaled 5,668 units. These units could accommodate an estimated 5,475 households, 26 more than necessary to attain the household growth target of 5,449 for the remainder of the planning period (2006-2022). Subsequent to the completion of the Buildable Lands analysis, Federal Way's city council advanced a proposal for a mixed-use development with up to 890 dwelling units on 4.1 acres. This pioneering project is expected to bolster the city's capacity and market potential for housing at higher densities throughout the designated Urban Center.

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	2,752
Single-Family Capacity in Pipeline	271
Accessory Dwelling Units	18
Multifamily Zones	1,083
Multifamily Capacity in Pipeline	114
Mixed-Use Zones	1,430
Mixed-Use Capacity in Pipeline	0
Total Capacity (units)	5,668
Total Capacity (households)	5,475
Remaining Household Target (2006-2022)	5,449
Surplus/Deficit Capacity	26

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Federal Way issued permits for about 870,000 sq. ft. of new commercial development on 71 net acres of developable land. The city issued no permits for new buildings in industrial zones. Compared with the previous five-years, 2001-2005 saw a decrease in the amount of commercial development along with a decrease in overall commercial floor-area-ratio from 0.38 to 0.28. During this same period, Federal Way experienced an estimated net gain of 790 jobs, attaining 11% of the city's 2001-2022 growth target of 7,481 jobs and leaving a job growth target of 6,691 for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	1996-2000	2001-2005
Net Land Area (acres)	93.1	70.8
Floor Area (s.f.)	1,545,291	869,839
Floor Area Ratio (FAR)	0.38	0.28
Industrial		
Net Land Area (acres)	11.9	0.0
Floor Area (s.f.)	208,701	0
Floor Area Ratio (FAR)	0.40	n/a

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	29,459
Covered Employment in 2006 (est.)	30,249
Net New Jobs (2000-2006)	790
Job Growth Target (2001-2022)	7,481
Remaining Target (2006-2022)	6,691

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	80.2	2.7	1.6	5.1	70.8	3,086,011	869,839	0.28
Industrial								
Non-Residential Total	80.2	2.7	1.6	5.1	70.8	3,086,011	869,839	0.28

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	152.6	32.5	2%	2%	10%	103.8
Mixed-Use Zones	27.3	4.2	2%-15%	0%-2%	10%	19.7
Industrial Zones						
Vacant Total	179.9	36.6	n/a	n/a	n/a	123.5

Redevelopable Land						
Commercial Zones	3.1	0.0	2%	2%	15%	2.5
Mixed-Use Zones	85.8	4.7	2%-8%	0%-2%	15%	65.2
Industrial Zones						
Redevelopable Total	88.9	4.7	n/a	n/a	n/a	67.7

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	4,520,441	0.25-0.38	n/a	1,616,347	250	6,465
Mixed-Use Zones	859,448	0.21-0.65	n/a	226,009	400-800	392
Industrial Zones						
Vacant Total	5,379,889	n/a	n/a	1,842,357	n/a	6,857

Redevelopable Land						
Commercial Zones	110,189	0.3753094	5,508	36,166	250	145
Mixed-Use Zones	2,840,998	0.21-0.65	632,467	468,467	400-800	780
Industrial Zones						
Redevelopable Total	2,951,188	n/a	637,975	504,633	n/a	924

In 2006, the City of Federal Way had 180 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 123 acres of land suitable for development remained with capacity for 6,857 jobs under current zoning. The city also contained 89 gross acres of redevelopable land, 68 net acres of which was developable with capacity for 924 jobs. Capacity for an additional 1,078 commercial jobs was identified in significant projects in the development pipeline. Nearly all of Federal Way's job capacity was located in commercial and mixed-use zones. Ninety percent of the city's employment capacity was on vacant land. Overall capacity in Federal Way was for 8,860 jobs, 2,169 more than necessary to attain the job growth target of 6,691 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	6,610
Mixed-Use Zones	1,171
Industrial Zones	0
Job Capacity in Pipeline	1,078
Total Job Capacity	8,860
Remaining Job Target (2006-2022)	6,691
Surplus/Deficit Capacity	2,169

CITY OF KENT

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Kent issued permits for 1,153 units of new single-family development, with an overall density of 5.5 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 6.4 dus per net acre. The city also issued permits for 706 multifamily units, with an overall density of 11.6 units per net acre (see technical note 1). Compared with the previous five-years, 2001-2005 saw a decline in residential development, especially multifamily housing, along with higher densities in single-family plats. Overall, the city's housing stock gained 1,753 net new units, accommodating 40% of Kent's 2001-2022 growth target of 4,284 households, and leaving a target of 2,586 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	38.9	15.1	4.4	2.9	16.5	51	3.1
3 - 5 du/acre	10.1		1.3	0.2	8.6	39	4.5
5 - 7 du/acre	243.0	41.1	42.4	17.5	142.1	959	6.7
7 - 9 du/acre	14.2	6.3	1.4	1.7	4.7	48	10.2
> 9 du/acre	4.8	0.8	0.9	0.2	3.0	20	6.7
Plats Total	311.0	63.3	50.4	22.5	174.9	1,117	6.4

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable				31.8	67	2.1
3 - 5 du/acre					14.4	59	4.1
5 - 7 du/acre					154.5	933	6.0
7 - 9 du/acre					5.7	57	9.9
> 9 du/acre					5.1	37	7.2
SF Pmts Total	n/a	n/a	n/a	n/a	211.5	1,153	5.5

Multifamily Permits Issued

< 9 du/acre	97.4	45.6	4.3	3.0	44.5	477	10.7
9 - 13 du/acre	10.7	7.0	0.5	0.0	3.2	36	11.2
13 - 19 du/acre	9.6	0.2	0.4	0.3	8.8	101	11.5
19 - 31 du/acre	4.3	0.0	0.0	0.0	4.3	92	21.6
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	122.0	52.8	5.2	3.2	60.7	706	11.6

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	182.4	174.9
Lots	942	1,117
Lots/Acre	5.2	6.4
SF Permits		
Net Acres	320.4	211.5
Units	1,783	1,153
Units/Acre	5.6	5.5
MF Permits		
Net Acres	107.7	60.7
Units	1,864	706
Units/Acre	17.3	11.6

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	1,153
Replacement SF Units Permitted	
SF Units Demolished	(61)
MF Units Permitted	706
MF Units Demolished	(51)
Other New Units Permitted	6
Net Units (2001-2005)	1,753
Net Households (2001-2005)	1,698
Household Growth Target (2001-2022)	4,284
Remaining Target (2006-2022)	2,586

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Kent had 803 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 209 acres of land suitable for development remained with capacity for 1,544 housing units under current zoning. The city also contained 1,850 gross acres of redevelopable land, 819 acres of which was developable with capacity for 4,365 units. Capacity for an additional 678 units was identified in projects in the development pipeline. Seventy-four percent (4,912 units) of Kent's capacity was located in single-family zones, 26% (1,696 units) in zones allowing multifamily housing. Sixteen percent of the city's housing capacity was located in mixed-use zones, which allow both residential and commercial uses.

Residential Land Supply and Dwelling Unit Capacity (2006) **Does not include units in pipeline or ADUs--see total capacity table on next page*

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre	153.3	129.2	5%	0%	10%	20.5	0.4	n/a	9
3 - 5 du/acre	296.7	171.5	20%	10%	10%	78.9	4.5	n/a	359
5 - 7 du/acre	259.4	150.5	20%	10%	10%	68.6	7.5	n/a	514
7 - 9 du/acre	24.7	9.1	20%	10%	10%	9.8	10.2	n/a	100
Vacant Sub-Total: SF Zones	734.1	460.3	n/a	n/a	n/a	177.9	n/a	n/a	981
9 - 13 du/acre	5.3	0.3	5%	5%	10%	4.1	6.3	n/a	26
13 - 19 du/acre	34.7	20.6	0%-5%	0%-5%	10%	12.3	8.7-13	n/a	119
19 - 31 du/acre	21.6	12.6	0%	0%	10%	8.0	19.7	n/a	159
31 - 48 du/acre	6.7	0.6	1%	1%	10%	5.4	35.0	n/a	189
48 + du/acre	1.0	0.0	0%	0%	10%	0.9	75.0	n/a	70
Vacant Sub-Total: MF/MU Zones	69.3	34.1	n/a	n/a	n/a	30.8	n/a	n/a	563
Vacant Total	803.4	494.4	n/a	n/a	n/a	208.7	n/a	n/a	1,544
Redevelopable Land									
0 - 3 du/acre	185.7	67.1	5%	0%	15%	95.8	0.4	20	20
3 - 5 du/acre	560.7	172.5	20%	10%	15%	231.0	4.5	267	784
5 - 7 du/acre	941.4	258.6	20%	10%	15%	406.3	7.5	645	2,395
7 - 9 du/acre	77.1	22.8	20%	10%	15%	32.3	10.2	66	263
Redev. Sub-Total: SF Zones	1,764.9	521.0	n/a	n/a	n/a	765.3	n/a	998	3,462
9 - 13 du/acre	38.7	1.6	5%	5%	15%	28.3	6.3	54	125
13 - 19 du/acre	17.9	7.5	0%-5%	0%-5%	15%	8.0	8.7-13	13	87
19 - 31 du/acre	16.3	7.3	0%	0%	15%	7.6	19.7	10	140
31 - 48 du/acre	4.9	0.5	1%	1%	15%	3.7	35.0	14	114
48 + du/acre	7.4	0.2	0%	0%	15%	6.1	75.0	20	436
Redev. Sub-Total: MF/MU Zones	85.1	17.2	n/a	n/a	n/a	53.7	n/a	111	903
Redevelopable Total	1,850.0	538.3	n/a	n/a	n/a	819.0	n/a	1,108	4,365

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the City of Kent, including potential development on vacant and redevelopable lands, major projects in the pipeline, and accessory dwelling units, totaled 6,608 units. These units could accommodate an estimated 6,424 households, 3,838 more than necessary to attain the household growth target of 2,586 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	4,444
Single-Family Capacity in Pipeline	448
Accessory Dwelling Units	20
Multifamily Zones	657
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	809
Mixed-Use Capacity in Pipeline	230
Total Capacity (units)	6,608
Total Capacity (households)	6,424
Remaining Household Target (2006-2022)	2,586
Surplus/Deficit Capacity	3,838

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Kent issued permits for over 853,000 sq. ft. of new commercial development on 65 net acres of developable land. The city also issued permits for more than 1.5 million sq. ft. of new buildings on 102 acres of developable land in industrial zones. Compared with the previous five-years, 2001-2005 saw a modest increase in the amount of commercial development along with a significant decline in the amount of industrial development. During this same period, Kent experienced an estimated net gain of 2,238 jobs, attaining 19% of the city's 2001-2022 growth target of 11,500 jobs and leaving a job growth target of 9,262 for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	1996-2000	2001-2005
Net Land Area (acres)	56.9	65.4
Floor Area (s.f.)	778,132	853,463
Floor Area Ratio (FAR)	0.31	0.30
Industrial		
Net Land Area (acres)	230.3	102.0
Floor Area (s.f.)	4,523,866	1,585,955
Floor Area Ratio (FAR)	0.45	0.36

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	61,144
Covered Employment in 2006 (est.)	63,382
Net New Jobs (2000-2006)	2,238
Job Growth Target (2001-2022)	11,500
Remaining Target (2006-2022)	9,262

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	71.0	4.1	0.0	1.5	65.4	2,847,076	853,463	0.30
Industrial	109.9	5.6	0.0	2.3	102.0	4,445,051	1,585,955	0.36
Non-Residential Total	180.9	9.6	0.0	3.8	167.4	7,292,128	2,439,418	0.33

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	110.8	36.3	1%	1%	10%	65.7
Mixed-Use Zones	25.5	2.4	0%-1%	0%-1%	10%	20.5
Industrial Zones	298.6	105.2	1%	1%	10%	170.5
Vacant Total	434.9	143.9	n/a	n/a	n/a	256.6

Redevelopable Land						
Commercial Zones	168.7	40.2	1%	1%	15%	107.0
Mixed-Use Zones	32.4	2.4	0%-1%	0%-1%	15%	25.3
Industrial Zones	331.7	79.4	1%	1%	15%	210.1
Redevelopable Total	532.8	122.0	n/a	n/a	n/a	342.4

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	2,859,789	.3-.39	n/a	916,426	300-550	1,685
Mixed-Use Zones	891,997	.13-1	n/a	313,124	300-550	651
Industrial Zones	7,427,432	.37-.4	n/a	2,884,195	850	3,393
Vacant Total	11,179,218	n/a	n/a	4,113,745	n/a	5,729

Redevelopable Land						
Commercial Zones	4,662,526	.18-.39	279,521	1,272,519	300-550	2,373
Mixed-Use Zones	1,100,311	.13-1	115,701	627,213	300-550	1,248
Industrial Zones	9,153,363	.37-.4	1,111,514	2,408,129	850	2,833
Redevelopable Total	14,916,201	n/a	1,506,736	4,307,862	n/a	6,455

In 2006, the City of Kent had 435 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 257 acres of land suitable for development remained with capacity for 5,729 jobs under current zoning. The city also contained 533 gross acres of redevelopable land, 342 net acres of which was developable with capacity for 6,455 jobs. Capacity for an additional 360 jobs was identified in significant projects in the development pipeline. Overall, about half of Kent's job capacity was located in industrial zones. Fifty-three percent of the city's employment capacity was on redevelopable land. Overall capacity in Kent was for 12,543 jobs, 3,281 more than necessary to attain the job growth target of 9,262 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	4,058
Mixed-Use Zones	1,899
Industrial Zones	6,226
Job Capacity in Pipeline	360
Total Job Capacity	12,543
Remaining Job Target (2006-2022)	9,262
Surplus/Deficit Capacity	3,281

Notes

(1) A permit for an additional 100 or more units, which was issued at the end of 2005, is not included in this report, but will appear in future data reports from Buildable Lands monitoring.

CITY OF MAPLE VALLEY

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Maple Valley issued permits for 1,489 units of new single-family development, with an overall density of 7.2 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 7.5 dus per net acre. The city also issued permits for 57 multifamily units, with an overall density of 14.3 units per net acre. Compared with the previous five-years, 2001-2005 saw an increase in the amount and density of single-family development and a decline in the amount of multifamily development. Overall, the city's housing stock gained 1,526 net new units, accommodating 498% of Maple Valley's 2001-2022 growth target of 300 households, and leaving a target of 0 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre	112.4	8.2	22.0	13.4	68.8	468	6.8
5 - 7 du/acre	179.9	1.2	37.9	36.2	104.7	807	7.7
7 - 9 du/acre	32.3	0.0	13.9	2.1	16.2	132	8.1
> 9 du/acre	10.0	0.4	1.6	0.8	7.2	69	9.5
Plats Total	334.6	9.8	75.4	52.5	196.9	1,476	7.5

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable				3.4	8	2.3
3 - 5 du/acre					73.7	468	6.3
5 - 7 du/acre					107.8	773	7.2
7 - 9 du/acre					17.7	201	11.4
> 9 du/acre					4.2	39	9.4
SF Pmts Total	n/a	n/a	n/a	n/a	206.7	1,489	7.2

Multifamily Permits Issued

< 9 du/acre	5.0		1.1	0.2	3.6	53	14.6
9 - 13 du/acre	0.4	0.0			0.4	4	11.1
13 - 19 du/acre							
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	5.3	0.0	1.1	0.2	4.0	57	14.3

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	44.8	196.9
Lots	284	1,476
Lots/Acre	6.3	7.5
SF Permits		
Net Acres	110.3	206.7
Units	601	1,489
Units/Acre	5.4	7.2
MF Permits		
Net Acres	9.5	4.0
Units	170	57
Units/Acre	18.0	14.3

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	1,489
Replacement SF Units Permitted	
SF Units Demolished	(19)
MF Units Permitted	57
MF Units Demolished	(2)
Other New Units Permitted	1
Net Units (2001-2005)	1,526
Net Households (2001-2005)	1,494
Household Growth Target (2001-2022)	300
Remaining Target (2006-2022)	0

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Maple Valley had 223 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 135 acres of land suitable for development remained with capacity for 1,069 housing units under current zoning. The city also contained 334 gross acres of redevelopable land, 183 acres of which was developable with capacity for 1,121 units. Capacity for an additional 189 units was identified in major projects in the development pipeline. Overall, 81% (1,935 units) of Maple Valley's capacity was located in single-family zones and 19% (447 units) in zones allowing multifamily housing. Twelve percent of the city's housing capacity was located in mixed-use zones, which allow both residential and commercial uses.

Residential Land Supply and Dwelling Unit Capacity (2006) *Does not include units in pipeline or ADUs--see total capacity table on next page

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre	1.1	0.0	5%	5%	15%	0.9	1.0	n/a	1
3 - 5 du/acre	69.3	11.3	15%	15%	15%	34.5	6.0	n/a	207
5 - 7 du/acre	78.8	1.3	15%	15%	15%	46.1	7	n/a	323
7 - 9 du/acre	28.5	0.0	15%	15%	15%	16.9	8.0	n/a	135
Vacant Sub-Total: SF Zones	177.7	12.7	n/a	n/a	n/a	98.4	n/a	n/a	666
9 - 13 du/acre	16.8	0.0	5%	5%	15%	12.8	9.5	n/a	122
13 - 19 du/acre	28.7	0.0	2%	2%	15%	23.4	12.0	n/a	280
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Vacant Sub-Total: MF/MU Zones	45.5	0.0	n/a	n/a	n/a	36.2	n/a	n/a	403
Vacant Total	223.1	12.7	n/a	n/a	n/a	134.6	n/a	n/a	1,069

Redevelopable Land									
0 - 3 du/acre									
3 - 5 du/acre	79.2	2.7	15%	15%	20%	42.9	6	35	222
5 - 7 du/acre	244.9	7.0	15%	15%	20%	133.2	7	87	845
7 - 9 du/acre	5.1	0.0	15%	15%	20%	2.9	8.0	2	21
Redev. Sub-Total: SF Zones	329.3	9.7	n/a	n/a	n/a	179.0	n/a	124	1,088
9 - 13 du/acre	4.0	0.0	5%	5%	20%	2.9	9.5	6	22
13 - 19 du/acre	1.2	0.0	2%	2%	20%	0.9	12.0	0	11
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Redev. Sub-Total: MF/MU Zones	5.2	0.0	n/a	n/a	n/a	3.8	n/a	6	33
Redevelopable Total	334.4	9.7	n/a	n/a	n/a	182.8	n/a	130	1,121

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the City of Maple Valley, including potential development on vacant and redevelopable lands, major projects in the pipeline, and accessory dwelling units, totaled 2,382 units. These units could accommodate an estimated 2,321 households, 2,321 more than necessary to attain the household growth target of 0 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	1,754
Single-Family Capacity in Pipeline	177
Accessory Dwelling Units	4
Multifamily Zones	144
Multifamily Capacity in Pipeline	12
Mixed-Use Zones	291
Mixed-Use Capacity in Pipeline	0
Total Capacity (units)	2,382
Total Capacity (households)	2,321
Remaining Household Target (2006-2022)	0
Surplus/Deficit Capacity	2,321

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Maple Valley issued permits for almost 200,000 sq. ft. of new commercial development on nearly 20 net acres of developable land. The city also issued permits for about 45,000 sq. ft. of new buildings on 6 acres of developable land in industrial zones. Compared with the previous five-years, 2001-2005 saw an increase in the amount of commercial development along with an increase in overall commercial floor-area-ratio from 0.14 to 0.23. During this same period, Maple Valley experienced an estimated net gain of 512 jobs, attaining 64% of the city's 2001-2022 growth target of 804 jobs and leaving a job growth target of 292 for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	1996-2000	2001-2005
Net Land Area (acres)	14.4	19.6
Floor Area (s.f.)	89,817	199,570
Floor Area Ratio (FAR)	0.14	0.23
Industrial		
Net Land Area (acres)	0.0	6.1
Floor Area (s.f.)	0	44,600
Floor Area Ratio (FAR)	n/a	0.17

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	2,805
Covered Employment in 2006 (est.)	3,317
Net New Jobs (2000-2006)	512
Job Growth Target (2001-2022)	804
Remaining Target (2006-2022)	292

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	20.3	0.4	0.3	0.0	19.6	853,776	199,570	0.23
Industrial	6.1	0.0	0.0	0.0	6.1	265,716	44,600	0.17
Non-Residential Total	26.4	0.4	0.3	0.0	25.7	1,119,492	244,170	0.22

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	43.8	0.2	2%	2%	15%	35.6
Mixed-Use Zones	66.9	0.1	2%	2%	15%	54.5
Industrial Zones	19.8	0.0	2%	2%	15%	16.2
Vacant Total	130.5	0.3	n/a	n/a	n/a	106.3

Redevelopable Land						
Commercial Zones	99.1	9.6	2%	2%	20%	68.7
Mixed-Use Zones	2.8	0.0	2%	2%	20%	2.1
Industrial Zones	24.7	0.0	2%	2%	20%	18.9
Redevelopable Total	126.6	9.6	n/a	n/a	n/a	89.8

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	1,551,110	0.2-0.3	n/a	373,114	400-850	652
Mixed-Use Zones	2,374,557	0.35	n/a	831,095	500	1,662
Industrial Zones	704,167	0.2	n/a	140,833	850	166
Vacant Total	4,629,834	n/a	n/a	1,345,043	n/a	2,480

Redevelopable Land						
Commercial Zones	2,994,714	0.2-0.3	84,574	622,419	400-850	1,116
Mixed-Use Zones	93,462	0.35	0	32,712	500	65
Industrial Zones	824,911	0.2	70,436	94,546	850	111
Redevelopable Total	3,913,087	n/a	155,010	749,677	n/a	1,292

In 2006, the City of Maple Valley had 130 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 106 acres of land suitable for development remained with capacity for 2,480 jobs under current zoning. The city also contained 127 gross acres of redevelopable land, 90 net acres of which was developable with capacity for 1,292 jobs. Nearly all of Maple Valley's job capacity was located in commercial and mixed-use zones (nearly 3,500 jobs). One-third of the city's employment capacity was on redevelopable land. Overall capacity in Maple Valley was for 3,772 jobs, 3,480 more than necessary to attain the job growth target of 292 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	1,768
Mixed-Use Zones	1,728
Industrial Zones	277
Job Capacity in Pipeline	
Total Job Capacity	3,772
Remaining Job Target (2006-2022)	292
Surplus/Deficit Capacity	3,480

CITY OF MILTON (King County Portion)

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Milton issued permits for 9 units of new single-family development, with an overall density of 5 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 4.6 dus per net acre. Compared with the previous five-years, 2001-2005 saw a decline in the amount of residential development and an increase in the density of single-family development. Overall, the city's housing stock gained 10 net new units, accommodating 20% of Milton's 2001-2022 growth target of 50 households, and leaving a target of 40 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre	5.7	0.0	1.1	0.0	4.5	21	4.6
5 - 7 du/acre							
7 - 9 du/acre							
> 9 du/acre							
Plats Total	5.7	0.0	1.1	0.0	4.5	21	4.6

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable						
3 - 5 du/acre					1.8	9	5.0
5 - 7 du/acre							
7 - 9 du/acre							
> 9 du/acre							
SF Pmts Total	n/a	n/a	n/a	n/a	1.8	9	5.0

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre							
13 - 19 du/acre							
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	0.0	0.0	0.0	0.0	0.0	0	n/a

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	6.4	4.5
Lots	28	21
Lots/Acre	4.3	4.6
SF Permits		
Net Acres	5.7	1.8
Units	24	9
Units/Acre	4.2	5.0
MF Permits		
Net Acres	0.0	0.0
Units	0	0
Units/Acre	n/a	n/a

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	9
Replacement SF Units Permitted	
SF Units Demolished	
MF Units Permitted	0
MF Units Demolished	
Other New Units Permitted	1
Net Units (2001-2005)	10
Net Households (2001-2005)	10
Household Growth Target (2001-2022)	50
Remaining Target (2006-2022)	40

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Milton had 14 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, about 5 acres of land suitable for development remained with capacity for 29 housing units under current zoning. The city also contained 14 gross acres of redevelopable land, 8 acres of which was developable with capacity for 52 units. Capacity for an additional 340 units was identified in the development pipeline in mixed-use zones. Overall, 10% (40 units) of Milton's capacity was located in single-family zones. Ninety percent of the city's housing capacity was located in development projects in the pipeline that contain a mix of residential and employment uses.

Residential Land Supply and Dwelling Unit Capacity (2006) **Does not include units in pipeline or ADUs--see total capacity table on next page*

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre									
3 - 5 du/acre	3.2	0.0	10%	5%	10%	2.4	4.6	n/a	11
5 - 7 du/acre	9.9	7.9	12%	5%	0%	1.6	6	n/a	10
7 - 9 du/acre									
Vacant Sub-Total: SF Zones	13.0	7.9	n/a	n/a	n/a	4.1	n/a	n/a	21
9 - 13 du/acre	0.8	0.0	2%	2%	10%	0.7	11.0	n/a	8
13 - 19 du/acre									
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Vacant Sub-Total: MF/MU Zones	0.8	0.0	n/a	n/a	n/a	0.7	n/a	n/a	8
Vacant Total	13.9	7.9	n/a	n/a	n/a	4.8	n/a	n/a	29
Redevelopable Land									
0 - 3 du/acre									
3 - 5 du/acre	10.5	3.7	12%	5%	15%	4.8	4.6	3	19
5 - 7 du/acre									
7 - 9 du/acre									
Redev. Sub-Total: SF Zones	10.5	3.7	n/a	n/a	n/a	4.8	n/a	3	19
9 - 13 du/acre	3.9		2%	2%	15%	3.1	11.0	2	33
13 - 19 du/acre									
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Redev. Sub-Total: MF/MU Zones	3.9	0.0	n/a	n/a	n/a	3.1	n/a	2	33
Redevelopable Total	14.3	3.7	n/a	n/a	n/a	7.9	n/a	5	52

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the City of Milton, including potential development on vacant and redevelopable lands and major projects in the pipeline, totaled 420 units. These units could accommodate an estimated 400 households, 360 more than necessary to attain the household growth target of 40 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	40
Single-Family Capacity in Pipeline	0
Accessory Dwelling Units	0
Multifamily Zones	40
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	0
Mixed-Use Capacity in Pipeline	340
Total Capacity (units)	420
Total Capacity (households)	400
Remaining Household Target (2006-2022)	40
Surplus/Deficit Capacity	360

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Milton issued no commercial or industrial building permits. During this same period, Milton experienced an estimated net gain of 21 jobs, attaining 2% of the city's 2001-2022 growth target of 1,054 jobs and leaving a job growth target of 1,033 for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	1996-2000	2001-2005
Net Land Area (acres)	0.0	0.0
Floor Area (s.f.)	0	0
Floor Area Ratio (FAR)	n/a	n/a
Industrial		
Net Land Area (acres)	0.0	0.0
Floor Area (s.f.)	0	0
Floor Area Ratio (FAR)	n/a	n/a

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	3
Covered Employment in 2006 (est.)	24
Net New Jobs (2000-2006)	21
Job Growth Target (2001-2022)	1,054
Remaining Target (2006-2022)	1,033

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)								
Industrial								
Non-Residential Total	0.0	0.0	0.0	0.0	0.0	-	-	n/a

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	2.4	0.0	0%	0%	10%	2.1
Mixed-Use Zones						
Industrial Zones						
Vacant Total	2.4	0.0	n/a	n/a	n/a	2.1

Redevelopable Land						
Commercial Zones	5.6	0.0	0%	0%	15%	4.7
Mixed-Use Zones						
Industrial Zones						
Redevelopable Total	5.6	0.0	n/a	n/a	n/a	4.7

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	92,913	0.4	n/a	37,165	350	106
Mixed-Use Zones						
Industrial Zones						
Vacant Total	92,913	n/a	n/a	37,165	n/a	106

Redevelopable Land						
Commercial Zones	205,494	0.4	0	82,198	350	235
Mixed-Use Zones						
Industrial Zones						
Redevelopable Total	205,494	n/a	0	82,198	n/a	235

In 2006, the City of Milton had 2.4 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 2.1 acres of land suitable for development remained with capacity for 106 jobs under current zoning. The city also contained 5.6 gross acres of redevelopable land, 4.7 net acres of which was developable with capacity for 235 jobs. Capacity for an additional 2,126 jobs was identified in significant projects in the development pipeline, all in mixed-use areas. Sixty-nine percent of the city's employment capacity was on redevelopable land. Overall capacity in Milton was for 2,467 jobs, 1,434 more than necessary to attain the job growth target of 1,033 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	341
Mixed-Use Zones	0
Industrial Zones	0
Job Capacity in Pipeline	2,126
Total Job Capacity	2,467
Remaining Job Target (2006-2022)	1,033
Surplus/Deficit Capacity	1,434

CITY OF NORMANDY PARK

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Normandy Park issued permits for 31 units of new single-family development, with an overall density of 2.1 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 1.3 dus per net acre. The city also issued permits for 85 multifamily units, with an overall density of 24.6 units per net acre. Compared with the previous five-years, 2001-2005 saw comparable single-family development and an increase in multifamily development. Overall, the city's housing stock gained 109 net new units, accommodating 104% of Normandy Park's 2001-2022 growth target of 100 households, and leaving a target of 0 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	10.4	1.0	0.2	0.0	9.2	12	1.3
3 - 5 du/acre							
5 - 7 du/acre							
7 - 9 du/acre							
> 9 du/acre							
Plats Total	10.4	1.0	0.2	0.0	9.2	12	1.3

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable				13.5	28	2.1
3 - 5 du/acre					1.0	3	3.0
5 - 7 du/acre							
7 - 9 du/acre							
> 9 du/acre							
SF Pmts Total	n/a	n/a	n/a	n/a	14.5	31	2.1

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre							
13 - 19 du/acre							
19 - 31 du/acre	4.5	1.0	0.0	0.0	3.5	85	24.6
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	4.5	1.0	0.0	0.0	3.5	85	24.6

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	2.6	9.2
Lots	6	12
Lots/Acre	2.3	1.3
SF Permits		
Net Acres	19.8	14.5
Units	43	31
Units/Acre	2.2	2.1
MF Permits		
Net Acres	0.0	3.5
Units	0	85
Units/Acre	n/a	24.6

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	31
Replacement SF Units Permitted	2
SF Units Demolished	(12)
MF Units Permitted	85
MF Units Demolished	
Other New Units Permitted	3
Net Units (2001-2005)	109
Net Households (2001-2005)	104
Household Growth Target (2001-2022)	100
Remaining Target (2006-2022)	0

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Normandy Park had 62 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, less than 20 acres of land suitable for development remained with capacity for 77 housing units under current zoning. The city also contained 84 gross acres of redevelopable land, 33 acres of which was developable with capacity for 102 units. Capacity for an additional 98 units was identified in projects in the development pipeline. Overall, more than half (143 units) of Normandy Park's capacity was located in single-family zones, 48% (132 units) in zones allowing multifamily housing. Nearly two-fifths of the city's housing capacity was located in mixed-use zones, which allow both residential and commercial uses.

Residential Land Supply and Dwelling Unit Capacity (2006) **Does not include units in pipeline or ADUs--see total capacity table on next page*

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre	52.2	26.9	0%	0%	50%	12.7	1.6-2.3	n/a	25
3 - 5 du/acre	5.8	0.8	0%	0%	30%	3.5	3.0	n/a	10
5 - 7 du/acre	1.9	0.0	7%	0%	20%	1.4	4.65	n/a	7
7 - 9 du/acre									
Vacant Sub-Total: SF Zones	59.9	27.7	n/a	n/a	n/a	17.5	n/a	n/a	42
9 - 13 du/acre									
13 - 19 du/acre									
19 - 31 du/acre	2.0	0.0	0%	0%	15%	1.7	20.0	n/a	34
31 - 48 du/acre									
48 + du/acre									
Vacant Sub-Total: MF/MU Zones	2.0	0.0	n/a	n/a	n/a	1.7	n/a	n/a	34
Vacant Total	61.9	27.7	n/a	n/a	n/a	19.2	n/a	n/a	77
Redevelopable Land									
0 - 3 du/acre	62.3	26.8	0%	0%	50%	17.8	1.6-2.3	12	24
3 - 5 du/acre	7.5	0.4	0%	0%	30%	5.0	3.0	3	12
5 - 7 du/acre	11.8	0.1	7%	0%	25%	8.1	4.7	6	32
7 - 9 du/acre									
Redev. Sub-Total: SF Zones	81.6	27.3	n/a	n/a	n/a	30.9	n/a	21	68
9 - 13 du/acre									
13 - 19 du/acre	1.8	0.0	0%	0%	20%	1.4	18.0	1	25
19 - 31 du/acre	0.5	0.0	0%	0%	15%	0.4	20.0		9
31 - 48 du/acre									
48 + du/acre									
Redev. Sub-Total: MF/MU Zones	2.3	0.0	n/a	n/a	n/a	1.9	n/a	1	34
Redevelopable Total	83.9	27.3	n/a	n/a	n/a	32.8	n/a	22	102

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the City of Normandy Park, including potential development on vacant and redevelopable lands, major projects in the pipeline, and accessory dwelling units, totaled 275 units. These units could accommodate an estimated 266 households, 266 more than necessary to attain the household growth target of 0 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	110
Single-Family Capacity in Pipeline	26
Accessory Dwelling Units	7
Multifamily Zones	25
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	35
Mixed-Use Capacity in Pipeline	72
Total Capacity (units)	275
Total Capacity (households)	266
Remaining Household Target (2006-2022)	0
Surplus/Deficit Capacity	266

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Normandy Park issued permits for about 9,200 sq. ft. of new commercial development on 2.1 net acres of developable land. Compared with the previous five-years, 2001-2005 saw an increase in the amount of commercial development, achieving a commercial floor-area-ratio of 0.10. During this same period, Normandy Park experienced an estimated net gain of 148 jobs, attaining 221% of the city's 2001-2022 growth target of 67 jobs. and leaving a job growth target of 0 for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	1996-2000	2001-2005
Net Land Area (acres)	0.0	2.1
Floor Area (s.f.)	0	9,200
Floor Area Ratio (FAR)	n/a	0.10
Industrial		
Net Land Area (acres)	0.0	0.0
Floor Area (s.f.)	0	0
Floor Area Ratio (FAR)	n/a	n/a

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	586
Covered Employment in 2006 (est.)	734
Net New Jobs (2000-2006)	148
Job Growth Target (2001-2022)	67
Remaining Target (2006-2022)	0

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	3.4	0.0	0.0	1.3	2.1	89,734	9,200	0.10
Industrial								
Non-Residential Total	3.4	0.0	0.0	1.3	2.1	89,734	9,200	0.10

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones						
Mixed-Use Zones	1.9	0.0	0%	0%	15%	1.6
Industrial Zones						
Vacant Total	1.9	0.0	n/a	n/a	n/a	1.6

Redevelopable Land						
Commercial Zones						
Mixed-Use Zones	1.0	0.0	0%	0%	15%	0.8
Industrial Zones						
Redevelopable Total	1.0	0.0	n/a	n/a	n/a	0.8

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones						
Mixed-Use Zones	69,813	0.3	n/a	20,944	500-600	36
Industrial Zones						
Vacant Total	69,813	n/a	n/a	20,944	n/a	36

Redevelopable Land						
Commercial Zones						
Mixed-Use Zones	35,860	0.3		10,758	600	18
Industrial Zones						
Redevelopable Total	35,860	n/a	0	10,758	n/a	18

In 2006, the City of Normandy Park had 1.9 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 1.6 acres of land suitable for development remained with capacity for 36 jobs under current zoning. The city also contained 1 gross acres of redevelopable land, 0.8 net acres of which was developable with capacity for 18 jobs. Capacity for an additional 117 jobs was identified in significant projects in the development pipeline. All of Normandy Park's job capacity was located in mixed-use zones. Overall capacity in Normandy Park was for 171 jobs, 171 more than necessary to attain the job growth target of 0 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	0
Mixed-Use Zones	54
Industrial Zones	0
Job Capacity in Pipeline	117
Total Job Capacity	171
Remaining Job Target (2006-2022)	0
Surplus/Deficit Capacity	171

CITY OF PACIFIC (King County Portion)

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Pacific issued permits for 154 units of new single-family development, with an overall density of 3.8 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 4.8 dus per net acre. The city also issued permits for 85 multifamily units, with an overall density of 20 units per net acre. Compared with the previous five-years, 2001-2005 saw an increase in residential development, including an increase in the density of both single-family and multifamily development. Overall, the city's housing stock gained 198 net new units, accommodating 27% of Pacific's 2001-2022 growth target of 721 households, and leaving a target of 529 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre	3.5	0.0	0.3	0.0	3.1	6	1.9
5 - 7 du/acre	10.2	0.0	0.3	0.3	9.6	43	4.5
7 - 9 du/acre	21.5	0.2	2.4	2.3	16.6	91	5.5
> 9 du/acre							
Plats Total	35.2	0.2	3.0	2.7	29.4	140	4.8

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable						
3 - 5 du/acre					10.4	5	0.5
5 - 7 du/acre					13.4	60	4.5
7 - 9 du/acre					16.7	89	5.3
> 9 du/acre							
SF Pmts Total	n/a	n/a	n/a	n/a	40.5	154	3.8

Multifamily Permits Issued

< 9 du/acre	3.5	0.0	0.0	0.3	3.2	75	23.8
9 - 13 du/acre							
13 - 19 du/acre	1.3	0.0	0.2	0.0	1.1	10	9.1
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	4.8	0.0	0.2	0.3	4.3	85	20.0

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	1.7	29.4
Lots	4	140
Lots/Acre	2.4	4.8
SF Permits		
Net Acres	6.7	40.5
Units	13	154
Units/Acre	1.9	3.8
MF Permits		
Net Acres	0.0	4.3
Units	0	85
Units/Acre	n/a	20.0

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	154
Replacement SF Units Permitted	0
SF Units Demolished	(21)
MF Units Permitted	85
MF Units Demolished	(20)
Other New Units Permitted	0
Net Units (2001-2005)	198
Net Households (2001-2005)	192
Household Growth Target (2001-2022)	721
Remaining Target (2006-2022)	529

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Pacific had 50 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 26 acres of land suitable for development remained with capacity for 100 housing units under current zoning. The city also contained 206 gross acres of redevelopable land, 104 acres of which was developable with capacity for 288 units. Capacity for an additional 166 units was identified in the development pipeline. Nearly all of Pacific's capacity was located in single-family zones.

Residential Land Supply and Dwelling Unit Capacity (2006) **Does not include units in pipeline or ADUs--see total capacity table on next page*

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre									
3 - 5 du/acre	19.0	0.4	9%	0%	30%	11.8	1.9	n/a	23
5 - 7 du/acre									
7 - 9 du/acre	30.9	11.2	10%	10%	10%	14.1	5.5	n/a	77
Vacant Sub-Total: SF Zones	49.9	11.6	n/a	n/a	n/a	26.0	n/a	n/a	100
9 - 13 du/acre									
13 - 19 du/acre									
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Vacant Sub-Total: MF/MU Zones	0.0	0.0	n/a	n/a	n/a	0.0	n/a	n/a	0
Vacant Total	49.9	11.6	n/a	n/a	n/a	26.0	n/a	n/a	100
Redevelopable Land									
0 - 3 du/acre									
3 - 5 du/acre	92.3	0.6	15%	15%	40%	38.5	1.9	29	44
5 - 7 du/acre									
7 - 9 du/acre	113.5	17.2	10%	10%	15%	65.5	5.5	116	242
Redev. Sub-Total: SF Zones	205.8	17.8	n/a	n/a	n/a	104.0	n/a	146	286
9 - 13 du/acre									
13 - 19 du/acre	0.4	0.1	5%	5%	15%	0.3	9.1	1	2
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Redev. Sub-Total: MF/MU Zones	0.4	0.1	n/a	n/a	n/a	0.3	n/a	1	2
Redevelopable Total	206.2	17.9	n/a	n/a	n/a	104.2	n/a	147	288

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the City of Pacific, including potential development on vacant and redevelopable lands and major projects in the pipeline, totaled 560 units. These units could accommodate an estimated 549 households, 20 more than necessary to attain the household growth target of 529 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	386
Single-Family Capacity in Pipeline	166
Accessory Dwelling Units	0
Multifamily Zones	8
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	0
Mixed-Use Capacity in Pipeline	0
Total Capacity (units)	560
Total Capacity (households)	549
Remaining Household Target (2006-2022)	529
Surplus/Deficit Capacity	20

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Pacific issued permits for about 56,000 sq. ft. of new commercial development on 3 net acres of developable land. The city also issued permits for almost 10,000 sq. ft. of new buildings on 6.8 acres of developable land in industrial zones. Compared with the previous five-years, 2001-2005 saw a decrease in the amount of commercial development and decrease in commercial floor-area-ratio from 0.64 to 0.43, along with an increase in industrial development. During this same period, Pacific experienced an estimated net gain of 677 jobs, attaining 657% of the city's 2001-2022 growth target of 103 jobs. and leaving a job growth target of 0 for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	1996-2000	2001-2005
Net Land Area (acres)	2.4	3.0
Floor Area (s.f.)	68,000	55,825
Floor Area Ratio (FAR)	0.64	0.43
Industrial		
Net Land Area (acres)	0.0	6.8
Floor Area (s.f.)	0	9,972
Floor Area Ratio (FAR)	n/a	0.03

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	921
Covered Employment in 2006 (est.)	1,598
Net New Jobs (2000-2006)	677
Job Growth Target (2001-2022)	103
Remaining Target (2006-2022)	0

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	3.0	0.0	0.0	0.0	3.0	131,244	55,825	0.43
Industrial	7.7	0.0	0.0	0.9	6.8	296,044	9,972	0.03
Non-Residential Total	10.7	0.0	0.0	0.9	9.8	427,288	65,797	0.15

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	14.8	11.2	0%	5%	10%	3.0
Mixed-Use Zones						
Industrial Zones	10.1	0.0	0%	5%	10%	8.7
Vacant Total	24.9	11.2	n/a	n/a	n/a	11.7

Redevelopable Land						
Commercial Zones	5.3	2.1	0%	0%	15%	2.7
Mixed-Use Zones						
Industrial Zones	7.6	0.0	0%	12%	15%	5.7
Redevelopable Total	12.9	2.1	n/a	n/a	n/a	8.4

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	132,047	0.4	n/a	46,667	450	104
Mixed-Use Zones						
Industrial Zones	377,206	0.2	n/a	75,441	650	116
Vacant Total	509,253	n/a	n/a	122,108	n/a	220

Redevelopable Land						
Commercial Zones	118,523	0.4	0	41,888	500	84
Mixed-Use Zones						
Industrial Zones	247,661	0.2	12,750	36,782	800	46
Redevelopable Total	366,184	n/a	12,750	78,670	n/a	130

In 2006, the City of Pacific had 25 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 11.7 acres of land suitable for development remained with capacity for 220 jobs under current zoning. The city also contained 13 gross acres of redevelopable land, 8.4 net acres of which was developable with capacity for 130 jobs. A little under half of Pacific's job capacity is located in industrial zones. Thirty-seven percent of the city's employment capacity was on redevelopable land. Overall capacity in Pacific was for 350 jobs, 350 more than necessary to attain the job growth target of 0 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	187
Mixed-Use Zones	0
Industrial Zones	162
Job Capacity in Pipeline	0
Total Job Capacity	350
Remaining Job Target (2006-2022)	0
Surplus/Deficit Capacity	350

CITY OF RENTON

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Renton issued permits for 2,373 units of new single-family development, with an overall density of 6.6 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 6.4 dus per net acre. The city also issued permits for 1,257 multifamily units, with an overall density of 22.9 units per net acre. Compared with the previous five-years, 2001-2005 saw an increase in both the amount and density of single-family development, along with an decrease in multifamily development, but at higher densities. Overall, the city's housing stock gained 3,494 net new units, accommodating 55% of Renton's 2001-2022 growth target of 6,198 households, and leaving a target of 2,812 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	4.4	0.7	0.7	0.0	3.0	4	1.3
3 - 5 du/acre	165.7	23.9	23.7	14.0	104.1	542	5.2
5 - 7 du/acre							
7 - 9 du/acre	220.9	19.1	25.7	13.6	162.7	1,095	6.7
> 9 du/acre	116.2	9.9	15.7	24.8	65.8	523	8.0
Plats Total	507.3	53.6	65.8	52.4	335.6	2,164	6.4

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable				8.8	4	0.5
3 - 5 du/acre					89.4	478	5.3
5 - 7 du/acre							
7 - 9 du/acre					189.3	1,225	6.5
> 9 du/acre					72.0	666	9.3
SF Pmts Total	n/a	n/a	n/a	n/a	359.5	2,373	6.6

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre	0.4	0.0	0.0	0.0	0.4	4	10.3
13 - 19 du/acre	32.5	11.3	0.5	0.4	20.4	262	12.8
19 - 31 du/acre	61.9	33.1	7.4	1.0	20.4	220	10.8
31 - 48 du/acre							
48 + du/acre	7.9	0.0	0.0	0.2	7.7	578	74.7
Other zones	7.5	0.0	1.3	0.3	5.8	193	
MF Pmts Total	110.2	44.4	9.2	1.8	54.8	1,257	22.9

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	178.7	335.6
Lots	1,201	2,164
Lots/Acre	6.7	6.4
SF Permits		
Net Acres	156.5	359.5
Units	911	2,373
Units/Acre	5.8	6.6
MF Permits		
Net Acres	169.0	54.8
Units	2,752	1,257
Units/Acre	16.3	22.9

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	2,373
Replacement SF Units Permitted	6
SF Units Demolished	(158)
MF Units Permitted	1,257
MF Units Demolished	(15)
Other New Units Permitted	31
Net Units (2001-2005)	3,494
Net Households (2001-2005)	3,386
Household Growth Target (2001-2022)	6,198
Remaining Target (2006-2022)	2,812

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Renton had 441 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 167 acres of land suitable for development remained with capacity for 2,396 housing units under current zoning. The city also contained 1,159 gross acres of redevelopable land, 623 acres of which was developable with capacity for 8,236 units. Capacity for an additional 2,084 units was identified in significant projects in the development pipeline. Overall, 16% (2,097 units) of Renton's capacity was located in single-family zones, 84% (10,618 units) in zones allowing multifamily housing. Nearly two-thirds of the city's housing capacity was located in mixed-use zones, primarily downtown, which allow both residential and commercial uses.

Residential Land Supply and Dwelling Unit Capacity (2006) **Does not include units in pipeline or ADUs--see total capacity table on next page*

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre	85.4	56.2	1%	1%	10%	25.8	.2-1.3	n/a	20
3 - 5 du/acre	61.2	6.5	15%	12%	10%	36.4	4.3	n/a	155
5 - 7 du/acre									
7 - 9 du/acre	177.9	85.8	15%	12%	10%	61.3	6.6	n/a	407
Vacant Sub-Total: SF Zones	324.4	148.5	n/a	n/a	n/a	123.5	n/a	n/a	582
9 - 13 du/acre	38.7	20.0	15%	12%	10%	12.5	8.4	n/a	105
13 - 19 du/acre	51.6	39.0	2%-5%	1%-5%	10%	10.3	12.3-19	n/a	136
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre	26.0	2.7	0%-5%	0%-1%	10%	21.0	53-116	n/a	1,573
Vacant Sub-Total: MF/MU Zones	116.4	61.7	n/a	n/a	n/a	43.8	n/a	n/a	1,814
Vacant Total	440.8	210.1	n/a	n/a	n/a	167.3	n/a	n/a	2,396
Redevelopable Land									
0 - 3 du/acre	58.0	22.3	1%	1%	15%	29.7	1.3	14	26
3 - 5 du/acre	109.3	30.0	1%	1%	15%	66.1	4.25	117	164
5 - 7 du/acre									
7 - 9 du/acre	659.1	162.1	15%	12%	15%	312.6	6.6	1,156	920
Redev. Sub-Total: SF Zones	826.4	214.3	n/a	n/a	n/a	408.4	n/a	1,287	1,109
9 - 13 du/acre	81.9	17.0	15%	12%	15%	40.8	8.4	218	127
13 - 19 du/acre	110.3	29.4	2%-5%	1%-5%	15%	63.9	12.3-19	349	630
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre	140.1	10.2	0%-1%	0%-1%	15%	109.9	29-116	665	6,369
Redev. Sub-Total: MF/MU Zones	332.3	56.7	n/a	n/a	n/a	214.6	n/a	1,231	7,127
Redevelopable Total	1,158.6	271.0	n/a	n/a	n/a	623.0	n/a	2,518	8,236

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the City of Renton including potential development on vacant and redevelopable lands and major projects in the pipeline totaled 12,715 units. These units could accommodate an estimated 12,142 households, 9,330 more than necessary to attain the household growth target of 2,812 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	1,691
Single-Family Capacity in Pipeline	406
Accessory Dwelling Units	0
Multifamily Zones	2,250
Multifamily Capacity in Pipeline	142
Mixed-Use Zones	6,690
Mixed-Use Capacity in Pipeline	1,536
Total Capacity (units)	12,715
Total Capacity (households)	12,142
Remaining Household Target (2006-2022)	2,812
Surplus/Deficit Capacity	9,330

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Renton issued permits for nearly a half-million sq. ft. of new commercial development on 48 net acres of developable land. The city also issued permits for over one million sq. ft. of new buildings on 84 acres of developable land in industrial zones. Compared with the previous five-years, 2001-2005 saw a decrease in the amount and intensity of commercial and industrial development. During this same period, Boeing reduced its employment in Renton by over 8,500 jobs. Job gains elsewhere partially compensated for that decline, yielding an estimated overall net loss of 4,870 jobs citywide. It is assumed that full job recovery can be accommodated within existing buildings on developed parcels. Renton's 2001-2022 growth target of 27,597 additional jobs beyond year 2000 employment levels is unchanged for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	1996-2000	2001-2005
Net Land Area (acres)	91.8	47.7
Floor Area (s.f.)	1,215,762	468,058
Floor Area Ratio (FAR)	0.30	0.23
Industrial		
Net Land Area (acres)	135.4	84.4
Floor Area (s.f.)	2,261,467	1,038,685
Floor Area Ratio (FAR)	0.38	0.28

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	55,572
Covered Employment in 2006 (est.)	50,702
Net New Jobs (2000-2006)	(4,870)
Job Growth Target (2001-2022)	27,597
Remaining Target (2006-2022)	27,597

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	50.5	2.8	0.0	0.0	47.7	2,076,425	468,058	0.23
Industrial	93.1	4.5	0.0	4.3	84.4	3,674,824	1,038,685	0.28
Non-Residential Total	143.6	7.3	0.0	4.3	132.0	5,751,249	1,506,743	0.26

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	20.7	2.0	0%	0%	10%	16.8
Mixed-Use Zones	109.8	39.6	0%-5%	0%-1%	10%	63.1
Industrial Zones	103.6	54.0	0%	1%	10%	44.1
Vacant Total	234.1	95.7	n/a	n/a	n/a	124.1

Redevelopable Land						
Commercial Zones	45.0	7.2	0%	0%	15%	32.1
Mixed-Use Zones	188.1	26.9	0%	0%	15%	137.0
Industrial Zones	108.3	10.8	0%	1%	15%	82.0
Redevelopable Total	341.3	44.9	n/a	n/a	n/a	251.1

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	733,507	0.38	n/a	278,733	250	1,115
Mixed-Use Zones	2,749,091	0.15-1.86	n/a	1,346,635	250-400	4,918
Industrial Zones	1,923,133	0.17-0.37	n/a	483,054	700	690
Vacant Total	5,405,730	n/a	n/a	2,108,421	n/a	6,723

Redevelopable Land						
Commercial Zones	1,399,213	0.38	261,834	269,867	250	1,079
Mixed-Use Zones	5,967,327	0.15-1.86	1,429,317	2,504,632	250-400	9,052
Industrial Zones	3,572,597	0.17-0.22	256,057	431,586	700	617
Redevelopable Total	10,939,137	n/a	1,947,207	3,206,084	n/a	10,748

In 2006, the City of Renton had 234 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 124 acres of land suitable for development remained with capacity for 6,723 jobs under current zoning. The city also contained 341 gross acres of redevelopable land, 251 net acres of which was developable with capacity for 10,748 jobs. Capacity for an additional 12,080 jobs was identified in significant commercial projects in the development pipeline. Overall, more than 95% of Renton's job capacity was located in commercial and mixed-use zones. Overall, 77% of the city's employment capacity was on redevelopable land. Overall capacity in Renton was for 29,552 jobs, 1,955 more than necessary to attain the job growth target of 27,597 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	2,194
Mixed-Use Zones	13,971
Industrial Zones	1,307
Job Capacity in Pipeline	12,080
Total Job Capacity	29,552
Remaining Job Target (2006-2022)	27,597
Surplus/Deficit Capacity	1,955

CITY OF SEATAC

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of SeaTac issued permits for 165 units of new single-family development, with an overall density of 4.3 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 4.8 dus per net acre. The city also issued permits for 208 multifamily units, with an overall density of 18.8 units per net acre. Compared with the previous five-years, 2001-2005 saw an increase in the amount and density of residential development. Overall, the city's housing stock gained 316 net new units, accommodating 7% of SeaTac's 2001-2022 growth target of 4,478 households, and leaving a target of 4,175 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre							
5 - 7 du/acre	29.0	0.4	1.4	1.4	25.8	125	4.8
7 - 9 du/acre							
> 9 du/acre							
Plats Total	29.0	0.4	1.4	1.4	25.8	125	4.8

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable				1.0	2	1.9
3 - 5 du/acre					0.7	3	4.0
5 - 7 du/acre					36.6	160	4.4
7 - 9 du/acre							
> 9 du/acre							
SF Pmts Total	n/a	n/a	n/a	n/a	38.4	165	4.3

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre	11.6	2.6	0.5	0.3	8.1	108	13.3
13 - 19 du/acre	0.6	0.0	0.0	0.0	0.6	9	15.0
19 - 31 du/acre	0.4	0.0	0.0	0.0	0.4	11	30.5
31 - 48 du/acre	2.0	0.0	0.0	0.0	2.0	80	40.0
48 + du/acre							
Other zones							
MF Pmts Total	14.6	2.6	0.5	0.3	11.1	208	18.8

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	27.1	25.8
Lots	121	125
Lots/Acre	4.5	4.8
SF Permits		
Net Acres	42.6	38.4
Units	138	165
Units/Acre	3.2	4.3
MF Permits		
Net Acres	2.9	11.1
Units	22	208
Units/Acre	7.6	18.8

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	165
Replacement SF Units Permitted	9
SF Units Demolished	(75)
MF Units Permitted	208
MF Units Demolished	0
Other New Units Permitted	9
Net Units (2001-2005)	316
Net Households (2001-2005)	303
Household Growth Target (2001-2022)	4,478
Remaining Target (2006-2022)	4,175

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of SeaTac had 179 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 62 acres of land suitable for development remained with capacity for 604 housing units under current zoning. The city also contained 601 gross acres of redevelopable land, 409 acres of which was developable with capacity for 4,619 units. Overall, 17% (869 units) of SeaTac's capacity was located in single-family zones, 83% (4,374 units) in zones allowing multifamily housing. Seventeen percent of the city's housing capacity was located in mixed-use zones, which allow both residential and commercial uses.

Residential Land Supply and Dwelling Unit Capacity (2006) **Does not include units in pipeline or ADUs--see total capacity table on next page*

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre	24.9	18.2	5%	5%	10%	5.4	2.2	n/a	12
3 - 5 du/acre	22.4	5.7	5%	5%	10%	13.5	4.0	n/a	55
5 - 7 du/acre	52.1	24.3	5%	5%	10%	22.5	4.8	n/a	107
7 - 9 du/acre									
Vacant Sub-Total: SF Zones	99.4	48.2	n/a	n/a	n/a	41.5	n/a	n/a	174
9 - 13 du/acre	66.1	50.9	4%	2%	10%	12.9	13.3	n/a	171
13 - 19 du/acre	4.7	2.5	0%	0%	10%	2.0	15.0	n/a	30
19 - 31 du/acre	2.2	0.7	0%	0%	10%	1.4	26.0	n/a	35
31 - 48 du/acre	5.3	1.4	0%	0%	10%	3.6	30-40	n/a	116
48 + du/acre	1.7	0.5	0%	0%	10%	1.1	70-76	n/a	79
Vacant Sub-Total: MF/MU Zones	80.0	56.0	n/a	n/a	n/a	20.8	n/a	n/a	430
Vacant Total	179.4	104.2	n/a	n/a	n/a	62.3	n/a	n/a	604
Redevelopable Land									
0 - 3 du/acre	36.7	16.8	5%	5%	15%	15.2	2.2	27	6
3 - 5 du/acre	14.4	0.3	5%	5%	15%	10.8	4.0	16	27
5 - 7 du/acre	344.0	28.7	5%	5%	15%	241.2	4.8	519	632
7 - 9 du/acre	3.8	0.1	5%	5%	15%	2.8	6.0	6	11
Redev. Sub-Total: SF Zones	398.9	45.9	n/a	n/a	n/a	270.0	n/a	569	676
9 - 13 du/acre	26.7	15.5	4%	2%	15%	8.9	13.3	13	106
13 - 19 du/acre	36.6	1.8	0%	0%	15%	29.6	15.0	83	360
19 - 31 du/acre	19.0	0.7	0%	0%	15%	15.6	22-26	88	280
31 - 48 du/acre	64.6	9.7	0%	0%	15%	46.7	30-45	929	892
48 + du/acre	55.2	10.2	0%	0%	15%	38.3	70-76	429	2,305
Redev. Sub-Total: MF/MU Zones	202.2	37.8	n/a	n/a	n/a	139.2	n/a	1,543	3,944
Redevelopable Total	601.1	83.7	n/a	n/a	n/a	409.2	n/a	2,112	4,619

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the City of SeaTac, including potential development on vacant and redevelopable lands and accessory dwelling units, totaled 5,243 units. These units could accommodate an estimated 5,007 households, 832 more than necessary to attain the household growth target of 4,175 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	849
Single-Family Capacity in Pipeline	0
Accessory Dwelling Units	20
Multifamily Zones	3,472
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	902
Mixed-Use Capacity in Pipeline	0
Total Capacity (units)	5,243
Total Capacity (households)	5,007
Remaining Household Target (2006-2022)	4,175
Surplus/Deficit Capacity	832

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of SeaTac issued permits for about 163,000 sq. ft. of new commercial development on 9.5 net acres of developable land. Compared with the previous five-years, 2001-2005 saw a decrease in the amount of commercial and industrial development along with a decrease in overall commercial floor-area-ratio from 0.60 to 0.39. During this same period, SeaTac experienced an estimated net loss of 2,918 jobs, likely the result of a decline in airport related activity following Sept. 11, 2001. It is assumed that full job recovery can be accommodated within existing buildings on developed parcels. SeaTac's 2001-2022 growth target of 9,288 additional jobs beyond year 2000 employment levels is unchanged for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	1996-2000	2001-2005
Net Land Area (acres)	39.1	9.5
Floor Area (s.f.)	1,027,171	162,899
Floor Area Ratio (FAR)	0.60	0.39
Industrial		
Net Land Area (acres)	2.7	0.0
Floor Area (s.f.)	30,344	0
Floor Area Ratio (FAR)	0.26	n/a

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	31,614
Covered Employment in 2006 (est.)	28,696
Net New Jobs (2000-2006)	(2,918)
Job Growth Target (2001-2022)	9,288
Remaining Target (2006-2022)	9,288

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	9.5	0.0	0.0	0.0	9.5	412,943	162,899	0.39
Industrial								
Non-Residential Total	9.5	0.0	0.0	0.0	9.5	412,943	162,899	0.39

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	185.3	27.5	1%	1%	10%	139.2
Mixed-Use Zones	20.8	2.2	0%	0%	10%	16.8
Industrial Zones	9.7	3.7	1%	1%	10%	5.3
Vacant Total	215.8	33.4	n/a	n/a	n/a	161.2

Redevelopable Land						
Commercial Zones	12.9	0.7	1%	1%	15%	10.2
Mixed-Use Zones	142.8	20.5	0%	0%	15%	103.9
Industrial Zones	25.6	10.5	1%	1%	15%	12.6
Redevelopable Total	181.3	31.7	n/a	n/a	n/a	126.7

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	6,062,663	0.33-0.35	n/a	2,119,396	800	2,649
Mixed-Use Zones	730,307	0.70-1.75	n/a	870,578	450-550	1,710
Industrial Zones	230,520	0.35	n/a	80,682	675	120
Vacant Total	7,023,490	n/a	n/a	3,070,657	n/a	4,479

Redevelopable Land						
Commercial Zones	442,683	0.33-0.65	9,034	172,394	450-800	271
Mixed-Use Zones	4,526,447	0.60-1.75	221,418	6,426,892	450-550	12,745
Industrial Zones	547,911	0.35	34,961	156,807	675	232
Redevelopable Total	5,517,041	n/a	265,413	6,756,093	n/a	13,249

In 2006, the City of SeaTac had 216 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 161 acres of land suitable for development remained with capacity for 4,479 jobs under current zoning. The city also contained 181 gross acres of redevelopable land, 127 net acres of which was developable with capacity for 13,249 jobs. Nearly all of SeaTac's job capacity was located in commercial and mixed-use zones; less than 2% was located in industrial zones. Nearly three-quarters of the city's employment capacity was on redevelopable land. Overall capacity in SeaTac was for 17,728 jobs, 8,440 more than necessary to attain the job growth target of 9,288 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	2,921
Mixed-Use Zones	14,455
Industrial Zones	352
Job Capacity in Pipeline	0
Total Job Capacity	17,728
Remaining Job Target (2006-2022)	9,288
Surplus/Deficit Capacity	8,440

CITY OF TUKWILA

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Tukwila issued permits for 228 units of new single-family development, with an overall density of 5.7 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, also achieved 5.7 dus per net acre. Compared with the previous five-years, 2001-2005 saw an increase in the density of single-family development. Overall, the city's housing stock gained 169 net new units, accommodating 5% of Tukwila's 2001-2022 growth target of 3,200 households, and leaving a target of 3,035 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre							
5 - 7 du/acre	23.8	2.1	2.2	0.7	18.8	107	5.7
7 - 9 du/acre							
> 9 du/acre							
Plats Total	23.8	2.1	2.2	0.7	18.8	107	5.7

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable						
3 - 5 du/acre							
5 - 7 du/acre					37.8	226	6.0
7 - 9 du/acre							
Other					1.9	2	1.0
SF Pmts Total	n/a	n/a	n/a	n/a	39.7	228	5.7

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre							
13 - 19 du/acre							
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	0.0	0.0	0.0	0.0	0.0	0	n/a

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	31.1	18.8
Lots	167	107
Lots/Acre	5.4	5.7
SF Permits		
Net Acres	40.1	39.7
Units	172	228
Units/Acre	4.3	5.7
MF Permits		
Net Acres	1.7	0.0
Units	42	0
Units/Acre	25.5	n/a

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	228
Replacement SF Units Permitted	4
SF Units Demolished	(67)
MF Units Permitted	0
MF Units Demolished	0
Other New Units Permitted	4
Net Units (2001-2005)	169
Net Households (2001-2005)	166
Household Growth Target (2001-2022)	3,200
Remaining Target (2006-2022)	3,035

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Tukwila had 280 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 144 acres of land suitable for development remained with capacity for 2,024 housing units under current zoning. The city also contained 421 gross acres of redevelopable land, 213 acres of which was developable with capacity for 1,103 units. Capacity for an additional 350 units was identified in the development pipeline in mixed-use zones. Overall, one-third (1,163 units) of Tukwila's capacity was located in single-family zones, two-thirds (2,326 units) in zones allowing multifamily housing. Fifty-nine percent of the city's housing capacity was located in mixed-use zones, which allow both residential and commercial uses.

Residential Land Supply and Dwelling Unit Capacity (2006) **Does not include units in pipeline or ADUs--see total capacity table on next page*

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre									
3 - 5 du/acre									
5 - 7 du/acre	229.8	102.0	5%	5%	10%	103.6	5.7	n/a	590
7 - 9 du/acre									
Vacant Sub-Total: SF Zones	229.8	102.0	n/a	n/a	n/a	103.6	n/a	n/a	590
9 - 13 du/acre									
13 - 19 du/acre	4.4	0.4	0%	0%	10%	3.6	14.5	n/a	52
19 - 31 du/acre	7.6	0.0	0%-5%	0%	10%	6.6	21-25	n/a	156
31 - 48 du/acre									
48 + du/acre	38.4	2.6	5%	0%	10%	30.6	40.0	n/a	1,225
Vacant Sub-Total: MF/MU Zones	50.5	3.0	n/a	n/a	n/a	40.9	n/a	n/a	1,434
Vacant Total	280.3	105.0	n/a	n/a	n/a	144.4	n/a	n/a	2,024
Redevelopable Land									
0 - 3 du/acre									
3 - 5 du/acre									
5 - 7 du/acre	386.8	145.5	5%	5%	15%	184.6	5.7	491	561
7 - 9 du/acre									
Redev. Sub-Total: SF Zones	386.8	145.5	n/a	n/a	n/a	184.6	n/a	491	561
9 - 13 du/acre									
13 - 19 du/acre	7.9	0.0	0%	0%	15%	6.7	14.5	23	75
19 - 31 du/acre	14.5	0.3	0%-5%	0%	15%	11.8	21-25	31	227
31 - 48 du/acre									
48 + du/acre	12.2	0.3	5%	0%	15%	9.6	25.0	0	240
Redev. Sub-Total: MF/MU Zones	34.6	0.6	n/a	n/a	n/a	28.1	n/a	54	542
Redevelopable Total	421.4	146.1	n/a	n/a	n/a	212.8	n/a	545	1,103

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the City of Tukwila, including potential development on vacant and redevelopable lands, major projects in the pipeline, and accessory dwelling units, totaled 3,489 units. These units could accommodate an estimated 3,350 households, 315 more than necessary to attain the household growth target of 3,035 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	1,151
Single-Family Capacity in Pipeline	0
Accessory Dwelling Units	12
Multifamily Zones	283
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	1,693
Mixed-Use Capacity in Pipeline	350
Total Capacity (units)	3,489
Total Capacity (households)	3,350
Remaining Household Target (2006-2022)	3,035
Surplus/Deficit Capacity	315

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Tukwila issued permits for about 98,000 sq. ft. of new commercial development on 6.9 net acres of developable land. The city also issued permits for over 1 million sq. ft. of new buildings on 43.7 acres of developable land in industrial zones. Compared with the previous five-years, 2001-2005 saw a decrease in the amount of commercial development while industrial development remained fairly comparable to the previous five-year period. During this same period, Tukwila experienced an estimated net loss of 4,172 jobs. It is assumed that full job recovery can be accommodated within existing buildings on developed parcels. Tukwila's 2001-2022 growth target of 16,000 additional jobs beyond year 2000 employment levels is unchanged for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	1996-2000	2001-2005
Net Land Area (acres)	26.9	6.9
Floor Area (s.f.)	405,601	98,189
Floor Area Ratio (FAR)	0.35	0.33
Industrial		
Net Land Area (acres)	54.7	43.7
Floor Area (s.f.)	1,122,783	1,076,106
Floor Area Ratio (FAR)	0.47	0.56

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	48,356
Covered Employment in 2006 (est.)	44,184
Net New Jobs (2000-2006)	(4,172)
Job Growth Target (2001-2022)	16,000
Remaining Target (2006-2022)	16,000

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	7.0	0.2	0.0	0.0	6.9	298,734	98,189	0.33
Industrial	48.3	4.6	0.0	0.0	43.7	1,904,813	1,076,106	0.56
Non-Residential Total	55.3	4.7	0.0	0.0	50.6	2,203,548	1,174,295	0.53

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	39.7	6.6	5%	0%	10%	28.3
Mixed-Use Zones	65.7	3.9	5%	0%	10%	52.8
Industrial Zones	195.4	25.1	5%	0%	10%	145.7
Vacant Total	300.9	35.6	n/a	n/a	n/a	226.8

Redevelopable Land						
Commercial Zones	11.3	0.6	5%-10%	0%	15%	8.3
Mixed-Use Zones	71.1	2.5	5%	0%	15%	55.4
Industrial Zones	139.8	9.7	5%	0%	15%	105.0
Redevelopable Total	222.1	12.7	n/a	n/a	n/a	168.7

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	1,233,775	0.5	n/a	616,888	300-500	1,498
Mixed-Use Zones	2,301,723	.5-.75	n/a	1,240,538	500	2,481
Industrial Zones	6,344,522	0.6	n/a	3,806,713	600-1000	5,655
Vacant Total	9,880,020	n/a	n/a	5,664,139	n/a	9,633

Redevelopable Land						
Commercial Zones	362,033	.5-.6	40,384	170,705	400-600	302
Mixed-Use Zones	2,412,330	.5-.75	797,889	833,164	500	1,666
Industrial Zones	4,573,837	0.6	601,244	2,143,058	600-700	3,229
Redevelopable Total	7,348,200	n/a	1,439,518	3,146,926	n/a	5,197

In 2006, the City of Tukwila had 301 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 227 acres of land suitable for development remained with capacity for 9,633 jobs under current zoning. The city also contained 222 gross acres of redevelopable land, 169 net acres of which was developable with capacity for 5,197 jobs. Capacity for an additional 1,362 jobs was identified in significant projects in the development pipeline. Overall, approximately half of Tukwila's employment capacity was located in industrial zones. A third of the city's capacity is in mixed-use zones. Overall capacity in Tukwila was for 16,192 jobs, 192 more than necessary to attain the job growth target of 16,000 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	1,800
Mixed-Use Zones	4,147
Industrial Zones	8,883
Job Capacity in Pipeline	1,362
Total Job Capacity	16,192
Remaining Job Target (2006-2022)	16,000
Surplus/Deficit Capacity	192

UNINCORPORATED KING COUNTY-SOUTH

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, King County issued permits for 3,997 units of new single-family development within the Urban Unincorporated South subarea, achieving an overall density of 5.2 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 6.7 dus per net acre. The county also issued permits for 1,830 multifamily units, with an overall density of 22.8 units per net acre. Compared with the previous five-years, 2001-2005 saw an increase in both the amount and density of residential development. Overall, the housing stock within the South subarea gained 5,627 net new units, accommodating more than 100% of the subarea's 2001-2022 growth target of 4,935 households.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded 2002-2005 (1)							
0 - 3 du/acre	71.2	20.7	6.0	19.7	24.8	66	2.7
3 - 5 du/acre	413.7	44.7	69.7	65.3	234.0	1,417	6.1
5 - 7 du/acre	289.0	37.0	47.3	34.2	170.4	1,248	7.3
7 - 9 du/acre	79.4	10.6	12.9	8.9	46.9	437	9.3
> 9 du/acre	3.1	0.3	0.5	0.2	2.1	17	8.0
Plats Total	856.4	113.3	136.5	128.3	478.2	3,185	6.7

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable				77.3	97	1.3
3 - 5 du/acre					355.8	1,617	4.5
5 - 7 du/acre					261.7	1,719	6.6
7 - 9 du/acre					69.5	538	7.7
> 9 du/acre					2.4	26	11.1
SF Pmts Total	n/a	n/a	n/a	n/a	766.6	3,997	5.2

Multifamily Permits Issued

< 9 du/acre	9.8	4.6	0.5	0.0	4.7	42	
9 - 13 du/acre	47.8	8.7	3.0	2.3	33.7	641	19.0
13 - 19 du/acre	27.9	3.6	2.5	0.6	21.2	588	27.8
19 - 31 du/acre	33.2	10.1	0.0	2.8	20.3	552	27.2
31 - 48 du/acre							
48 + du/acre							
Other zones	0.4	0.0	0.0	0.0	0.4	7	18.4
MF Pmts Total	119.1	27.0	6.0	5.7	80.4	1,830	22.8

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	276.9	604.3
Lots	1,525	4,053
Lots/Acre	5.5	6.7
SF Permits		
Net Acres	664.6	766.6
Units	2,275	3,997
Units/Acre	3.4	5.2
MF Permits		
Net Acres	86.4	80.4
Units	1,336	1,830
Units/Acre	15.5	22.8

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	3,997
Replacement SF Units Permitted	0
SF Units Demolished	(126)
MF Units Permitted	1,830
MF Units Demolished	0
Other New Units Permitted	100
Net Units (2001-2005)	5,801
Net Households (2001-2005)	5,627
Household Growth Target (2001-2022)	4,935
Remaining Target (2006-2022)	0

Residential Development: Buildable Land Supply and Capacity

In 2006, King County had 2,614 gross acres of vacant land zoned for residential uses in the Urban Unincorporated South subarea. After deductions for critical areas, public uses, and market factors, 1,194 acres of land suitable for development remained with capacity for 8,813 housing units under current zoning. The South subarea also contained 4,763 gross acres of redevelopable land, 2,304 acres of which was developable with capacity for 14,141 units. Eighty percent (18,511) of the residential capacity in the South subarea was located in single-family zones, 20% in zones allowing multifamily housing.

Residential Land Supply and Dwelling Unit Capacity (2006) **Does not include units in pipeline or ADUs--see total capacity table on next page*

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre	511.9	174.9	12%	30%	15%	166.1	3.1	n/a	512
3 - 5 du/acre	1,359.3	205.2	18%	15%	15%	657.3	6.1	n/a	4,009
5 - 7 du/acre	431.8	74.0	18%	15%	15%	203.7	7.25	n/a	1,477
7 - 9 du/acre	180.6	49.3	18%	12%	15%	78.1	9.5	n/a	742
Vacant Sub-Total: SF Zones	2,483.6	503.3	n/a	n/a	n/a	1,105.3	n/a	n/a	6,740
9 - 13 du/acre	57.9	3.2	10%	5%	15%	39.5	18.4	n/a	724
13 - 19 du/acre	27.4	1.0	10%	5%	15%	19.1	27.8	n/a	529
19 - 31 du/acre	35.5	3.3	10%	5%	15%	23.3	26.5	n/a	617
31 - 48 du/acre	9.5	0.0	10%	5%	15%	6.8	29.7	n/a	203
48 + du/acre									
Vacant Sub-Total: MF/MU Zones	130.2	7.6	n/a	n/a	n/a	88.6	n/a	n/a	2,073
Vacant Total	2,613.8	510.9	n/a	n/a	n/a	1,193.9	n/a	n/a	8,813
Redevelopable Land									
0 - 3 du/acre	504.6	124.5	10%	28%	25%	176.7	3.1	91	453
3 - 5 du/acre	2,138.5	187.3	16%	13%	25%	1,039.0	6.1	1,181	5,157
5 - 7 du/acre	1,549.1	103.9	16%	13%	25%	769.6	7.25	1,024	4,555
7 - 9 du/acre	383.8	16.9	16%	10%	25%	203.7	9.5	405	1,528
Redev. Sub-Total: SF Zones	4,576.0	432.6	n/a	n/a	n/a	2,189.0	n/a	2,701	11,694
9 - 13 du/acre	85.8	3.6	10%	5%	25%	52.4	18.4	85	877
13 - 19 du/acre	42.8	0.4	10%	5%	25%	27.1	27.8	55	696
19 - 31 du/acre	46.2	2.5	10%	5%	25%	27.9	26.5	70	669
31 - 48 du/acre	11.8	0.3	10%	5%	25%	7.3	29.7	12	206
48 + du/acre									
Redev. Sub-Total: MF/MU Zones	186.7	6.8	n/a	n/a	n/a	114.7	n/a	222	2,448
Redevelopable Total	4,762.7	439.3	n/a	n/a	n/a	2,303.7	n/a	2,923	14,141

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in Unincorporated Urban King County South, including potential development on vacant and redevelopable lands, and accessory dwelling units, totaled 23,032 units. These units could accommodate an estimated 22,434 households of surplus capacity; the household growth target for the South subarea has been achieved for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	18,433
Single-Family Capacity in Pipeline	0
Accessory Dwelling Units	78
Multifamily Zones	4,521
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	0
Mixed-Use Capacity in Pipeline	0
Total Capacity (units)	23,032
Total Capacity (households)	22,434
Remaining Household Target (2006-2022)	0
Surplus/Deficit Capacity	22,434

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, King County issued permits for about 48,000 sq. ft. of new commercial development on 6.4 net acres of developable land in the Urban Unincorporated South subarea. Compared with the previous five-years, 2001-2005 saw an increase in the amount of commercial development along with an increase in overall commercial floor-area-ratio from 0.10 to 0.17. During this same period, the South subarea experienced an estimated net gain of 241 jobs, attaining 9% of the subarea's 2001-2022 growth target of 2,582 jobs and leaving a job growth target of 2,341 for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	1996-2000	2001-2005
Net Land Area (acres)	2.7	6.4
Floor Area (s.f.)	11,424	48,193
Floor Area Ratio (FAR)	0.10	0.17
Industrial		
Net Land Area (acres)	0.0	0.0
Floor Area (s.f.)	0	0
Floor Area Ratio (FAR)	n/a	n/a

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	12,600
Covered Employment in 2006 (est.)	12,841
Net New Jobs (2000-2006)	241
Job Growth Target (2001-2022)	2,582
Remaining Target (2006-2022)	2,341

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	6.4	0.0	0.0	0.0	6.4	280,795	48,193	0.17
Industrial								n/a
Non-Residential Total	6.4	0.0	0.0	0.0	6.4	280,795	48,193	0.17

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	83.1	7.9	15%	10%	15%	47.9
Mixed-Use Zones						
Industrial Zones	230.5	70.4	15%	10%	15%	102.1
Vacant Total	313.6	78.3	n/a	n/a	n/a	150.0

Redevelopable Land						
Commercial Zones	43.9	0.7	10%	5%	25%	31.9
Mixed-Use Zones						
Industrial Zones	4.3	3.1	10%	5%	25%	0.9
Redevelopable Total	48.2	3.8	n/a	n/a	n/a	32.8

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	2,087,395	.14-.35	n/a	412,673	550	750
Mixed-Use Zones						
Industrial Zones	4,447,040	0.5	n/a	2,223,500	800	2,779
Vacant Total	6,534,436	n/a	n/a	2,636,173	n/a	3,529

Redevelopable Land						
Commercial Zones	1,390,000	.14-.35	45,024	266,822	550	486
Mixed-Use Zones						
Industrial Zones	38,768	0.5	30,888	11,478	800	14
Redevelopable Total	1,428,768	n/a	75,912	278,300	n/a	500

In 2006, King County had 314 gross acres of vacant land zoned for commercial, industrial, and mixed uses in the Urban Unincorporated South subarea. After deductions for critical areas, public uses, and market factors, 150 acres of land suitable for development remained with capacity for 3,529 jobs under current zoning. The South subarea also contained 48 gross acres of redevelopable land, 33 net acres of which was developable with capacity for 500 jobs. Thirty percent of the South subarea's job capacity was located in commercial zones, 70% in industrial zones. Nearly 88% of the subarea's employment capacity was on vacant land. Overall capacity in the South subarea was for 4,029 jobs, 1,688 more than necessary to attain the job growth target of 2,341 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	1,236
Mixed-Use Zones	0
Industrial Zones	2,793
Job Capacity in Pipeline	0
Total Job Capacity	4,029
Remaining Job Target (2006-2022)	2,341
Surplus/Deficit Capacity	1,688

Notes

(1) Plat data for 2001 do not contain detail on critical areas, right-of-way, or public purpose acres. Records (2002-05) with complete data are shown here.

Rural Cities

CITY OF CARNATION

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Carnation issued permits for 1 unit of new single-family development, with a density of 0.7 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 2.6 dus per net acre in the one plat recorded during this period. The city also issued no permits for new multifamily units. Compared with the previous five-years, 2001-2005 saw a decline in residential development. Overall, the city's housing stock gained 1 net new unit, accommodating less than 1% of Carnation's 2001-2022 growth target of 246 households, and leaving a target of 245 households for the remainder of the planning period. The very low volume of residential activity 2001-2005 was due to the lack of sewerage in the city. Sewers are coming on line first quarter of 2008.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre	1.3		0.1		1.2	3	2.6
5 - 7 du/acre							
7 - 9 du/acre							
> 9 du/acre							
Plats Total	1.3	0.0	0.1	0.0	1.2	3	2.6

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable						
3 - 5 du/acre					1.5	1	0.7
5 - 7 du/acre							
7 - 9 du/acre							
> 9 du/acre							
SF Pmts Total	n/a	n/a	n/a	n/a	1.5	1	0.7

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre							
13 - 19 du/acre							
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	0.0	0.0	0.0	0.0	0.0	0	n/a

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	37.6	1.2
Lots	81	3
Lots/Acre	2.2	2.6
SF Permits		
Net Acres	37.7	1.5
Units	81	1
Units/Acre	2.1	0.7
MF Permits		
Net Acres		0.0
Units		0
Units/Acre	n/a	n/a

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	1
Replacement SF Units Permitted	1
SF Units Demolished	(1)
MF Units Permitted	0
MF Units Demolished	0
Other New Units Permitted	0
Net Units (2001-2005)	1
Net Households (2001-2005)	1
Household Growth Target (2001-2022)	246
Remaining Target (2006-2022)	245

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Carnation had 50 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 23 acres of land suitable for development remained with capacity for 138 housing units under current zoning. The city also contained 27 gross acres of redevelopable land, 21.5 acres of which was developable with capacity for 218 units. Within the city limits, capacity for an additional 74 units was identified in projects in the development pipeline. Outside the city limits, but within Carnation's Urban Growth Area (UGA), residential capacity of vacant and redevelopable parcels was estimated at 369 units under city land use designations anticipated upon annexation.

Residential Land Supply and Dwelling Unit Capacity (2006) **Does not include units in pipeline or in UGA--see total capacity table on next page*

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre									
3 - 5 du/acre	29.1	10.0	18%	18%	15%	10.5	3.6	n/a	38
5 - 7 du/acre	17.2	0.0	18%	18%	15%	9.5	5.7	n/a	54
7 - 9 du/acre	1.8	0.0	0%	0%	15%	1.6	0.0	n/a	14
Vacant Sub-Total: SF Zones	48.1	10.0	n/a	n/a	n/a	21.6	n/a	n/a	106
9 - 13 du/acre									
13 - 19 du/acre	2.1	0.0	0%	0%	15%	1.8	18.0	n/a	33
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Vacant Sub-Total: MF/MU Zones	2.1	0.0	n/a	n/a	n/a	1.8	n/a	n/a	33
Vacant Total	50.2	10.0	n/a	n/a	n/a	23.4	n/a	n/a	138
Redevelopable Land									
0 - 3 du/acre									
3 - 5 du/acre									
5 - 7 du/acre									
7 - 9 du/acre	11.4	0.0	0%	0%	20%	9.1	0.0	34	39
Redev. Sub-Total: SF Zones	11.4	0.0	n/a	n/a	n/a	9.1	n/a	34	39
9 - 13 du/acre									
13 - 19 du/acre	15.4	0.0	0%	0%	20%	12.3	18.0	43	179
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Redev. Sub-Total: MF/MU Zones	15.4	0.0	n/a	n/a	n/a	12.3	n/a	43	179
Redevelopable Total	26.8	0.0	n/a	n/a	n/a	21.5	n/a	77	218

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 provided by the City of Carnation, including potential development on vacant and redevelopable lands within city limits, major projects in the pipeline, and future capacity in the city's UGA, totaled 799 units. These units could accommodate an estimated 777 households, 532 more than necessary to attain the household growth target of 245 for the remainder of the planning period (2006-2022). The capacity analysis for the 2007 Buildable Lands analysis reflects the operation of a new public sewer system coming on line in 2008.

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	145
Single-Family Capacity in Pipeline	74
Multifamily Zones	63
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	148
Mixed-Use Capacity in Pipeline	0
Estimated Capacity of UGA	369
Total Capacity (units)	799
Total Capacity (households)	777
Remaining Household Target (2006-2022)	245
Surplus/Deficit Capacity	532

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Carnation issued permits for over 28,000 sq. ft. of new commercial development on 1.1 net acres of developable land. The city also issued no permits for new buildings in industrial zones. Compared with the previous five-years, 2001-2005 saw an increase in the amount of commercial development along with an increase in overall commercial floor-area-ratio from 0.13 to 0.59. During this same period, Carnation experienced an estimated net gain of 273 jobs, attaining the city's entire 2001-2022 growth target of 75 jobs in 5 years. The very low volume of commercial development activity 2001-2005 was due to the lack of sewerage in the city. Sewers are coming on line first quarter of 2008.

Development Activity: 1996-2000 vs 2001-2005

Commercial	1996-2000	2001-2005
Net Land Area (acres)	0.2	1.1
Floor Area (s.f.)	850	28,204
Floor Area Ratio (FAR)	0.13	0.59
Industrial		
Net Land Area (acres)	1.1	0.0
Floor Area (s.f.)	15,000	0
Floor Area Ratio (FAR)	0.32	n/a

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	600
Covered Employment in 2006 (est.)	873
Net New Jobs (2000-2006)	273
Job Growth Target (2001-2022)	75
Remaining Target (2006-2022)	0

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	1.2	0.0	0.0	0.1	1.1	48,079	28,204	0.59
Industrial								
Non-Residential Total	1.2	0.0	0.0	0.1	1.1	48,079	28,204	0.59

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	16.3	0.0	0%	0%	15%	13.8
Mixed-Use Zones	3.2	0.0	0%	0%	15%	2.7
Industrial Zones	1.5	0.0	0%	0%	15%	1.3
Vacant Total	20.9	0.0	n/a	n/a	n/a	17.8

Redevelopable Land						
Commercial Zones	0.4	0.0	0%	0%	20%	0.3
Mixed-Use Zones	6.5	0.0	0%	0%	20%	5.2
Industrial Zones	7.1	0.0	0%	0%	20%	5.7
Redevelopable Total	14.0	0.0	n/a	n/a	n/a	11.2

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	602,586	0.32-0.80	n/a	197,507	400-650	311
Mixed-Use Zones	116,829	0.59	n/a	68,534	400	171
Industrial Zones	56,119	0.32	n/a	17,958	1000	18
Vacant Total	775,535	n/a	n/a	284,000	n/a	501

Redevelopable Land						
Commercial Zones	13,784	0.8	915	10,112	400	25
Mixed-Use Zones	225,578	0.59	0	132,328	400	331
Industrial Zones	248,350	0.32	0	79,472	1000	79
Redevelopable Total	487,713	n/a	915	221,913	n/a	436

In 2006, the City of Carnation had 21 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 18 acres of land suitable for development remained with capacity for 501 jobs under current zoning. The city also contained 14 gross acres of redevelopable land, 11 net acres of which was developable with capacity for 436 jobs. Outside the city limits, but within Carnation's UGA, employment capacity of vacant and redevelopable parcels was estimated at 637 jobs under city land use designations anticipated upon annexation. Overall capacity in Carnation and UGA was for 1,573 jobs, all of which is surplus above and beyond the city's job target. The capacity analysis for the 2007 Buildable Lands analysis reflects the operation of a new public sewer system coming on line in 2008.

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	337
Mixed-Use Zones	502
Industrial Zones	97
Estimated Capacity in UGA	637
Total Job Capacity	1,573
Remaining Job Target (2006-2022)	0
Surplus/Deficit Capacity	1,573

CITY OF DUVALL

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Duvall issued permits for 326 units of new single-family development, with an overall density of 5 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 4.7 dus per net acre. The city also issued permits for 86 multifamily units, with an overall density of 20 units per net acre. Compared with the previous five-years, 2001-2005 saw a decline in single-family development along with an increase in the allowed as well as actual density of single-family development. Overall, the city's housing stock gained 399 net new units, accommodating 37% of Duvall's 2001-2022 growth target of 1,037 households, and leaving a target of 649 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	81.2	15.4	9.7	4.3	51.8	220	4.2
3 - 5 du/acre	2.8	0.7	0.4	0.0	1.7	10	5.9
5 - 7 du/acre							
7 - 9 du/acre	6.3	0.0	1.3	0.1	4.9	47	9.7
> 9 du/acre							
Plats Total	90.3	16.2	11.4	4.4	58.4	277	4.7

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable				56.8	233	4.1
3 - 5 du/acre					1.2	6	5.1
5 - 7 du/acre					0.1	1	9.1
7 - 9 du/acre					5.5	61	11.1
> 9 du/acre					1.7	25	15.0
SF Pmts Total	n/a	n/a	n/a	n/a	65.2	326	5.0

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre	5.3	0.4	0.6	0.0	4.3	86	20.0
13 - 19 du/acre							
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	5.3	0.4	0.6	0.0	4.3	86	20.0

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	101.2	58.4
Lots	416	277
Lots/Acre	4.1	4.7
SF Permits		
Net Acres	248.7	65.2
Units	449	326
Units/Acre	1.8	5.0
MF Permits		
Net Acres	0.0	4.3
Units	0	86
Units/Acre	n/a	20.0

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	326
Replacement SF Units Permitted	0
SF Units Demolished	(13)
MF Units Permitted	86
MF Units Demolished	0
Other New Units Permitted	0
Net Units (2001-2005)	399
Net Households (2001-2005)	388
Household Growth Target (2001-2022)	1,037
Remaining Target (2006-2022)	649

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Duvall had 88 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 52 acres of land suitable for development remained with capacity for 534 housing units under current zoning. The city also contained 156 gross acres of redevelopable land, 96 acres of which was developable with capacity for 703 units. Outside the city limits, but within Duvall's Urban Growth Area (UGA), residential capacity of vacant and redevelopable parcels was estimated at 1,417 units under city land use designations anticipated upon annexation.

Residential Land Supply and Dwelling Unit Capacity (2006) **Does not include capacity in UGA--see total capacity table on next page*

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre									
3 - 5 du/acre	45.2	6.2	15%	6%	15%	26.2	4-5.9	n/a	108
5 - 7 du/acre	6.9	0.0	15%	6%	15%	4.7	7	n/a	33
7 - 9 du/acre	5.8	1.0	15%	6%	15%	3.2	9.7	n/a	31
Vacant Sub-Total: SF Zones	57.9	7.2	n/a	n/a	n/a	34.1	n/a	n/a	172
9 - 13 du/acre	27.6	6.0	5%	5%	15%	16.5	20.0	n/a	330
13 - 19 du/acre									
19 - 31 du/acre	2.2	0.0	5%	5%	15%	1.7	16.0	n/a	32
31 - 48 du/acre									
48 + du/acre									
Vacant Sub-Total: MF/MU Zones	29.8	6.0	n/a	n/a	n/a	18.2	n/a	n/a	362
Vacant Total	87.8	13.2	n/a	n/a	n/a	52.3	n/a	n/a	534
Redevelopable Land									
0 - 3 du/acre									
3 - 5 du/acre	86.4	4.8	15%	6%	20%	51.6	4-5.9	45	196
5 - 7 du/acre	32.1	0.1	15%	6%	20%	20.2	7	7	134
7 - 9 du/acre	12.9	2.6	15%	6%	20%	6.5	9.7	6	57
Redev. Sub-Total: SF Zones	131.4	7.5	n/a	n/a	n/a	78.3	n/a	58	387
9 - 13 du/acre	22.9	0.0	5%	5%	20%	16.5	14.9-20	10	301
13 - 19 du/acre									
19 - 31 du/acre	1.3	0.0	5%	5%	20%	1.0	16-20	1	15
31 - 48 du/acre									
48 + du/acre									
Redev. Sub-Total: MF/MU Zones	24.2	0.0	n/a	n/a	n/a	17.4	n/a	11	316
Redevelopable Total	155.6	7.5	n/a	n/a	n/a	95.7	n/a	68	703

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 provided by the City of Duvall including potential development on vacant and redevelopable lands and potential housing capacity in the UGA, totaled 2,654 units. These units could accommodate an estimated 2,580 households, 1,932 more than would be sufficient to accommodate the household growth target of 649 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	559
Single-Family Capacity in Pipeline	0
Accessory Dwelling Units	0
Multifamily Zones	51
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	627
Estimated Capacity in UGA	1,417
Total Capacity (units)	2,654
Total Capacity (households)	2,580
Remaining Household Target (2006-2022)	649
Surplus/Deficit Capacity	1,932

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Duvall issued permits for about 209,000 sq. ft. of new commercial development on 20 net acres of developable land. The city also issued permits for about 4,000 sq. ft. of new space on 0.7 acres of developable land in industrial zones. Compared with the previous five-years, 2001-2005 saw a significant increase in the amount of commercial development. During this same period, Duvall experienced an estimated net gain of 59 jobs, attaining 5% of the city's 2001-2022 growth target of 1,125 jobs and leaving a job growth target of 1,066 for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	1996-2000	2001-2005
Net Land Area (acres)	6.4	20.4
Floor Area (s.f.)	49,801	209,327
Floor Area Ratio (FAR)	0.18	0.24
Industrial		
Net Land Area (acres)	0.0	0.7
Floor Area (s.f.)	0	4,194
Floor Area Ratio (FAR)	n/a	0.14

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	957
Covered Employment in 2006 (est.)	1,016
Net New Jobs (2000-2006)	59
Job Growth Target (2001-2022)	1,125
Remaining Target (2006-2022)	1,066

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	22.6	0.3	1.7	0.2	20.4	887,359	209,327	0.24
Industrial	0.7	0.0	0.0	0.0	0.7	29,621	4,194	0.14
Non-Residential Total	23.3	0.3	1.7	0.2	21.1	916,980	213,521	0.23

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	33.1	4.4	8%	1%	15%	22.2
Mixed-Use Zones	9.9	2.0	5%	5%	15%	6.1
Industrial Zones						
Vacant Total	43.1	6.4	n/a	n/a	n/a	28.2

Redevelopable Land						
Commercial Zones	8.6	1.5	8%	1%	20%	5.1
Mixed-Use Zones	6.5	0.0	5%	5%	20%	4.6
Industrial Zones	1.0	0.1	1%	1%	20%	0.7
Redevelopable Total	16.0	1.7	n/a	n/a	n/a	10.4

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	966,190	.22-.25	n/a	212,160	500	424
Mixed-Use Zones	264,265	1	n/a	264,265	500	529
Industrial Zones						
Vacant Total	1,230,455	n/a	n/a	476,425	n/a	953

Redevelopable Land						
Commercial Zones	223,111	.22-.25	0	49,200	500	98
Mixed-Use Zones	202,431	1	7,494	194,936	500	390
Industrial Zones	29,287	0.25	1,229	6,093	800	8
Redevelopable Total	454,828	n/a	8,723	250,229	n/a	496

In 2006, the City of Duvall had 43 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 28 acres of land suitable for development remained with capacity for 953 jobs under current zoning. The city also contained 16 gross acres of redevelopable land, 10 net acres of which was developable with capacity for 496 jobs. Outside the city limits, but within Duvall's UGA, employment capacity of vacant and redevelopable parcels was estimated at 149 jobs under city land use designations anticipated upon annexation. Overall capacity in Duvall and its UGA was for 1,598 jobs, 532 more than would be sufficient to accommodate the city's growth target of 1,066 jobs for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	523
Mixed-Use Zones	918
Industrial Zones	8
Estimated Capacity in UGA	149
Total Job Capacity	1,598
Remaining Job Target (2006-2022)	1,066
Surplus/Deficit Capacity	532

CITY OF ENUMCLAW

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Enumclaw issued permits for 75 units of new single-family development, with an overall density of 4 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 4.2 dus per net acre. The city also issued permits for 69 multifamily units, with an overall density of 13 units per net acre. Compared with the previous five-years, 2001-2005 saw a decline in single-family development and an increase in multifamily development. Overall, the city's housing stock gained 154 net new units, accommodating 8% of Enumclaw's 2001-2022 growth target of 1,927 households, and leaving a target of 1,779 households for the remainder of the planning period. Low development totals are due to ongoing moratoria status due to infrastructure deficits.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	3.4	0.0	0.5	0.0	2.9	12	4.2
3 - 5 du/acre							
5 - 7 du/acre							
7 - 9 du/acre							
> 9 du/acre							
Plats Total	3.4	0.0	0.5	0.0	2.9	12	4.2

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable						
3 - 5 du/acre							
5 - 7 du/acre					18.0	70	3.9
7 - 9 du/acre							
> 9 du/acre					0.8	5	6.6
SF Pmts Total	n/a	n/a	n/a	n/a	18.7	75	4.0

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre							
13 - 19 du/acre	0.9	0.0	0.0	0.0	0.9	12	13.2
19 - 31 du/acre	5.3	0.1	0.2	0.7	4.4	57	13.1
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	6.2	0.1	0.2	0.7	5.3	69	13.1

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	28.0	2.9
Lots	102	12
Lots/Acre	3.6	4.2
SF Permits		
Net Acres	31.5	18.7
Units	121	75
Units/Acre	3.8	4.0
MF Permits		
Net Acres	0.0	5.3
Units	0	69
Units/Acre	n/a	13.1

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	75
Replacement SF Units Permitted	0
SF Units Demolished	(10)
MF Units Permitted	69
MF Units Demolished	0
Other New Units Permitted	20
Net Units (2001-2005)	154
Net Households (2001-2005)	148
Household Growth Target (2001-2022)	1,927
Remaining Target (2006-2022)	1,779

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Enumclaw had 274 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 140 acres of land suitable for development remained with capacity for 999 housing units under current zoning. The city also contained 185 gross acres of redevelopable land, 95 acres of which was developable with capacity for 427 units. Outside the city limits, but within Enumclaw's Urban Growth Area (UGA), residential capacity of vacant and redevelopable parcels was estimated at 1,807 units under city land use designations anticipated upon annexation.

Residential Land Supply and Dwelling Unit Capacity (2006) **Does not include units in UGA or ADUs--see total capacity table on next page*

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre	4.2	1.9	15%	15%	10%	1.4	2.0	n/a	3
3 - 5 du/acre									
5 - 7 du/acre	231.7	43.7	15%	15%	10%	118.4	4.2-8	n/a	765
7 - 9 du/acre	13.1	2.9	5%	5%	10%	8.2	7.0	n/a	58
Vacant Sub-Total: SF Zones	249.0	48.5	n/a	n/a	n/a	128.1	n/a	n/a	826
9 - 13 du/acre									
13 - 19 du/acre	9.4	7.3	5%	5%	10%	1.7	11.4	n/a	19
19 - 31 du/acre	15.6	3.2	3%-5%	2%-5%	10%	10.1	13-30	n/a	144
31 - 48 du/acre	0.1	0.0	3%	2%	10%	0.1	30.0	n/a	3
Other	0.3	0.0	3%	2%	10%	0.2	30.0	n/a	7
Vacant Sub-Total: MF/MU Zones	25.4	10.5	n/a	n/a	n/a	12.1	n/a	n/a	173
Vacant Total	274.3	59.0	n/a	n/a	n/a	140.2	n/a	n/a	999
Redevelopable Land									
0 - 3 du/acre	10.7	0.9	15%	15%	20%	5.5	2.0	2	9
3 - 5 du/acre									
5 - 7 du/acre	152.6	19.4	15%	15%	20%	74.6	4.2	82	228
7 - 9 du/acre									
Redev. Sub-Total: SF Zones	163.4	20.3	n/a	n/a	n/a	80.1	n/a	85	237
9 - 13 du/acre									
13 - 19 du/acre	7.8	0.2	5%	5%	20%	5.5	11.4	10	52
19 - 31 du/acre	13.3	1.3	3%-5%	2%-5%	20%	8.7	13-30	8	124
31 - 48 du/acre	0.3	0.0	3%	2%	20%	0.2	30.0	0	6
Other	0.4	0.0	3%	2%	20%	0.3	30.0	0	8
Redev. Sub-Total: MF/MU Zones	21.7	1.5	n/a	n/a	n/a	14.6	n/a	18	190
Redevelopable Total	185.1	21.8	n/a	n/a	n/a	94.7	n/a	103	427

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 provided by the City of Enumclaw, including potential development on vacant and redevelopable lands within city limites, accessory dwelling units, and future capacity in the city's UGA, totaled 3,249 units. These units could accommodate an estimated 3,173 households, 1,394 more than necessary to attain the household growth target of 1,779 for the remainder of the planning period (2006-2022). The capacity analysis for the 2007 Buildable Lands report assumes the ending of development moratoria on new residential platting that is anticipated with expanded wastewater treatment capacity coming on line in 2008.

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	1,063
Single-Family Capacity in Pipeline	0
Accessory Dwelling Units	17
Multifamily Zones	284
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	78
Estimated Capacity in UGA	1,807
Total Capacity (units)	3,249
Total Capacity (households)	3,173
Remaining Household Target (2006-2022)	1,779
Surplus/Deficit Capacity	1,394

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Enumclaw issued permits for over 58,000 sq. ft. of new commercial development on nearly 6 net acres of developable land. The city also issued permits for about 66,000 sq. ft. of new buildings on 5 acres of developable land in industrial zones. Compared with the previous five-years, 2001-2005 saw a decrease in the amount of commercial development along with an increase in industrial activity. During this same period, Enumclaw experienced an estimated net gain of 248 jobs, attaining 22% of the city's 2001-2022 growth target of 1,125 jobs and leaving a job growth target of 877 for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	1996-2000	2001-2005
Net Land Area (acres)	12.7	5.8
Floor Area (s.f.)	151,747	58,603
Floor Area Ratio (FAR)	0.28	0.23
Industrial		
Net Land Area (acres)	2.9	4.9
Floor Area (s.f.)	36,601	66,416
Floor Area Ratio (FAR)	0.29	0.31

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	4,183
Covered Employment in 2006 (est.)	4,431
Net New Jobs (2000-2006)	248
Job Growth Target (2001-2022)	1,125
Remaining Target (2006-2022)	877

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	6.1	0.0	0.3	0.0	5.8	251,176	58,603	0.23
Industrial	5.5	0.0	0.0	0.6	4.9	211,266	66,416	0.31
Non-Residential Total	11.6	0.0	0.3	0.7	10.6	462,442	125,019	0.27

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones						
Mixed-Use Zones	21.7	1.6	3%	2%	10%	17.2
Industrial Zones	95.3	26.3	2%	3%	15%	55.8
Vacant Total	117.0	27.8	n/a	n/a	n/a	73.0

Redevelopable Land						
Commercial Zones						
Mixed-Use Zones	33.3	1.2	3%	2%	20%	24.3
Industrial Zones	7.2	0.0	2%	3%	20%	5.5
Redevelopable Total	40.5	1.2	n/a	n/a	n/a	29.8

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones						
Mixed-Use Zones	750,105	0.20-0.75	n/a	175,754	400-550	349
Industrial Zones	2,428,809	0.31	n/a	752,931	700	1,076
Vacant Total	3,178,914	n/a	n/a	928,685	n/a	1,425

Redevelopable Land						
Commercial Zones						
Mixed-Use Zones	1,060,669	0.20-0.75	103,119	143,870	400-600	274
Industrial Zones	237,982	0.31	8,998	64,776	700	93
Redevelopable Total	1,298,651	n/a	112,118	208,646	n/a	366

In 2006, the City of Enumclaw had 117 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 73 acres of land suitable for development remained with capacity for 1,425 jobs under current zoning. The city also contained 40.5 gross acres of redevelopable land, 30 net acres of which was developable with capacity for 366 jobs. All of Enumclaw's commercial capacity was located in mixed-use zones. Eighty percent of the city's employment capacity was on vacant land. No additional employment capacity is projected in the city's UGA. Overall capacity in Enumclaw was for 1,791 jobs, 914 more than necessary to attain the job growth target of 877 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	0
Mixed-Use Zones	623
Industrial Zones	1,168
Job Capacity in Pipeline	0
Total Job Capacity	1,791
Remaining Job Target (2006-2022)	877
Surplus/Deficit Capacity	914

CITY OF NORTH BEND

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of North Bend issued permits for 15 units of new single-family development, with an overall density of 4.4 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 3.1 dus per net acre. Compared with the previous five-years, 2001-2005 saw a significant decline in the amount of residential development. Overall, the city's housing stock gained 1 net new unit, leaving a target of 635 households for the remainder of the planning period. The small amount of development activity in North Bend is due to a water moratorium that was in place for the entire five-year review period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre							
5 - 7 du/acre	2.9	0.5	0.5	0.0	1.9	6	3.1
7 - 9 du/acre							
> 9 du/acre							
Plats Total	2.9	0.5	0.5	0.0	1.9	6	3.1

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable						
3 - 5 du/acre							
5 - 7 du/acre					3.4	15	4.4
7 - 9 du/acre							
> 9 du/acre							
SF Pmts Total	n/a	n/a	n/a	n/a	3.4	15	4.4

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre							
13 - 19 du/acre							
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	0.0	0.0	0.0	0.0	0.0	0	n/a

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	4.4	1.9
Lots	16	6
Lots/Acre	3.7	3.1
SF Permits		
Net Acres	69.0	3.4
Units	287	15
Units/Acre	4.2	4.4
MF Permits		
Net Acres	9.0	0.0
Units	233	0
Units/Acre	26.0	n/a

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	15
Replacement SF Units Permitted	0
SF Units Demolished	(7)
MF Units Permitted	0
MF Units Demolished	(16)
Other New Units Permitted	9
Net Units (2001-2005)	1
Net Households (2001-2005)	1
Household Growth Target (2001-2022)	636
Remaining Target (2006-2022)	635

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of North Bend had 131 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 62 acres of land suitable for development remained with capacity for 315 housing units under current zoning. The city also contained 123 gross acres of redevelopable land, 56 acres of which was developable with capacity for 131 units. Outside the city limits, but within North Bend's Urban Growth Area (UGA), residential capacity of vacant and redevelopable parcels is estimated at 1,161 units under city land use designations anticipated upon annexation.

Residential Land Supply and Dwelling Unit Capacity (2006) **Does not include units in pipeline or ADUs--see total capacity table on next page*

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre									
3 - 5 du/acre									
5 - 7 du/acre	99.1	14.9	15%	15%	15%	50.1	4	n/a	200
7 - 9 du/acre	15.8	0.6	15%	15%	15%	9.1	8.0	n/a	73
Vacant Sub-Total: SF Zones	114.9	15.4	n/a	n/a	n/a	59.2	n/a	n/a	273
9 - 13 du/acre	0.5	0.1	10%	10%	15%	0.3	12.0	n/a	4
13 - 19 du/acre	15.4	11.8	10%	10%	15%	2.4	16.0	n/a	39
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Vacant Sub-Total: MF/MU Zones	15.9	11.9	n/a	n/a	n/a	2.7	n/a	n/a	42
Vacant Total	130.8	27.4	n/a	n/a	n/a	61.9	n/a	n/a	315
Redevelopable Land									
0 - 3 du/acre									
3 - 5 du/acre									
5 - 7 du/acre	108.8	21.3	15%	15%	20%	49.0	4	72	124
7 - 9 du/acre	2.4	1.6	15%	15%	20%	0.5	8.0	1	3
Redev. Sub-Total: SF Zones	111.2	22.9	n/a	n/a	n/a	49.5	n/a	73	127
9 - 13 du/acre	3.2	0.0	10%	10%	20%	2.0	12.0	13	12
13 - 19 du/acre	9.1	2.2	10%	10%	20%	4.4	16.0	78	-7
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Redev. Sub-Total: MF/MU Zones	12.3	2.2	n/a	n/a	n/a	6.4	n/a	90	5
Redevelopable Total	123.5	25.1	n/a	n/a	n/a	55.9	n/a	163	131

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 provided by the City of North Bend, including potential development on vacant and redevelopable lands within city limits, and future capacity in the city's UGA, totaled 1,598 units. These units could accommodate an estimated 1,565 households, 930 more than necessary to attain the household growth target of 635 for the remainder of the planning period (2006-2022). The capacity estimate for North Bend assumes that the water moratorium will be lifted in the near future, well before the end of the twenty-year planning period.

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	400
Single-Family Capacity in Pipeline	0
Accessory Dwelling Units	16
Multifamily Zones	15
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	6
Estimated Capacity in UGA	1,161
Total Capacity (units)	1,598
Total Capacity (households)	1,565
Remaining Household Target (2006-2022)	635
Surplus/Deficit Capacity	930

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of North Bend issued permits for about 60,000 sq. ft. of new commercial development on 7.2 net acres of developable land. Compared with the previous five-years, 2001-2005 saw a decrease in commercial development. During this same period, North Bend experienced an estimated net gain of 511 jobs, attaining 45% of the city's 2001-2022 growth target of 1,125 jobs and leaving a job growth target of 614 for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	1996-2000	2001-2005
Net Land Area (acres)	10.8	7.2
Floor Area (s.f.)	136,259	59,782
Floor Area Ratio (FAR)	0.29	0.19
Industrial		
Net Land Area (acres)	0.0	0.0
Floor Area (s.f.)	0	0
Floor Area Ratio (FAR)	n/a	n/a

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	1,912
Covered Employment in 2006 (est.)	2,423
Net New Jobs (2000-2006)	511
Job Growth Target (2001-2022)	1,125
Remaining Target (2006-2022)	614

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	21.2	14.0	0.0	0.0	7.2	312,499	59,782	0.19
Industrial								
Non-Residential Total	21.2	14.0	0.0	0.0	7.2	312,499	59,782	0.19

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	28.2	14.4	10%	10%	15%	9.4
Mixed-Use Zones	46.2	35.5	10%	10%	15%	7.3
Industrial Zones	165.9	48.8	10%	10%	15%	79.7
Vacant Total	240.3	98.6	n/a	n/a	n/a	96.3

Redevelopable Land						
Commercial Zones						
Mixed-Use Zones	27.4	6.7	10%	10%	20%	13.2
Industrial Zones	39.9	21.8	10%	10%	20%	11.6
Redevelopable Total	67.3	28.5	n/a	n/a	n/a	24.8

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	408,500	0.35	n/a	142,975	400	357
Mixed-Use Zones	317,439	0.30-1.00	n/a	145,725	500-550	278
Industrial Zones	3,470,669	0.4	n/a	1,388,268	700	1,983
Vacant Total	4,196,608	n/a	n/a	1,676,968	n/a	2,619

Redevelopable Land						
Commercial Zones						
Mixed-Use Zones	575,870	0.30-1.00	0	439,066	500-550	867
Industrial Zones	504,264	0.4	0	201,706	700	288
Redevelopable Total	1,080,135	n/a	0	640,772	n/a	1,156

In 2006, the City of North Bend had 240 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 96 acres of land suitable for development remained with capacity for 2,619 jobs under current zoning. The city also contained 67 gross acres of redevelopable land, 25 net acres of which was developable with capacity for 1,156 jobs. Capacity for an additional 3,962 jobs was identified outside the city limits, but within North Bend's Urban Growth Area (UGA) under city land use designations anticipated upon annexation. Capacity for 25 jobs was identified in projects in the development pipeline. Overall capacity in North Bend and UGA was for 7,761 jobs, 7,147 more than necessary to attain the job growth target of 614 for the remainder of the planning period (2006-2022).

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	357
Mixed-Use Zones	1,146
Industrial Zones	2,271
Capacity in Pipeline and UGA	3,987
Total Job Capacity	7,761
Remaining Job Target (2006-2022)	614
Surplus/Deficit Capacity	7,147

TOWN OF SKYKOMISH

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the Town of Skykomish issued permits for 2 units of new single-family development, with an overall density of 3.9 dwelling units (dus) per net acre. No subdivision plats were recorded during this period. Overall, the town's housing stock gained 2 net new units, accommodating 10% of Skykomish's 2001-2022 growth target of 20 households, and leaving a target of 18 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre							
5 - 7 du/acre							
7 - 9 du/acre							
> 9 du/acre							
Plats Total	0.0	0.0	0.0	0.0	0.0	0	n/a

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable						
3 - 5 du/acre					0.5	2	3.9
5 - 7 du/acre							
7 - 9 du/acre							
> 9 du/acre							
SF Pmts Total	n/a	n/a	n/a	n/a	0.5	2	3.9

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre							
13 - 19 du/acre							
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	0.0	0.0	0.0	0.0	0.0	0	n/a

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	0.0	0.0
Lots	0	0
Lots/Acre	n/a	n/a
SF Permits		
Net Acres	2.2	0.5
Units	5	2
Units/Acre	2.3	3.9
MF Permits		
Net Acres	0.0	0.0
Units	0	0
Units/Acre	n/a	n/a

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	2
Replacement SF Units Permitted	0
SF Units Demolished	0
MF Units Permitted	0
MF Units Demolished	0
Other New Units Permitted	0
Net Units (2001-2005)	2
Net Households (2001-2005)	2
Household Growth Target (2001-2022)	20
Remaining Target (2006-2022)	18

Residential Development: Buildable Land Supply and Capacity

In 2006, the Town of Skykomish had 63 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 10 acres of land suitable for development remained with capacity for 35 housing units under current zoning. No potential for adding residential uses through redevelopment was estimated for the 2007 Buildable Lands evaluation.

Residential Land Supply and Dwelling Unit Capacity (2006) **Does not include units in pipeline or ADUs--see total capacity table on next page*

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre									
3 - 5 du/acre	62.8	49.1	5%	5%	20%	9.9	3.5	n/a	35
5 - 7 du/acre									
7 - 9 du/acre									
Vacant Sub-Total: SF Zones	62.8	49.1	n/a	n/a	n/a	9.9	n/a	n/a	35
9 - 13 du/acre									
13 - 19 du/acre									
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Vacant Sub-Total: MF/MU Zones	0.0	0.0	n/a	n/a	n/a	0.0	n/a	n/a	0
Vacant Total	62.8	49.1	n/a	n/a	n/a	9.9	n/a	n/a	35

Redevelopable Land									
0 - 3 du/acre									
3 - 5 du/acre									
5 - 7 du/acre									
7 - 9 du/acre									
Redev. Sub-Total: SF Zones	0.0	0.0	n/a	n/a	n/a	0.0	n/a	0	0
9 - 13 du/acre									
13 - 19 du/acre									
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Redev. Sub-Total: MF/MU Zones	0.0	0.0	n/a	n/a	n/a	0.0	n/a	0	0
Redevelopable Total	0.0	0.0	n/a	n/a	n/a	0.0	n/a	0	0

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 in the Town of Skykomish totaled 35 housing units. These units could accommodate an estimated 34 households, 16 more than necessary to attain the household growth target of 18 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	35
Single-Family Capacity in Pipeline	0
Accessory Dwelling Units	0
Multifamily Zones	0
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	0
Mixed-Use Capacity in Pipeline	0
Total Capacity (units)	35
Total Capacity (households)	34
Remaining Household Target (2006-2022)	18
Surplus/Deficit Capacity	16

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the Town of Skykomish did not issue any permits for commercial or industrial development. During this same period, the town experienced an estimated net loss of 33 jobs. Skykomish does not have a job growth target under the Countywide Planning Policies.

Development Activity: 1996-2000 vs 2001-2005

Commercial	1996-2000	2001-2005
Net Land Area (acres)	0.0	0.0
Floor Area (s.f.)	0	0
Floor Area Ratio (FAR)	n/a	n/a
Industrial		
Net Land Area (acres)	0.0	0.0
Floor Area (s.f.)	0	0
Floor Area Ratio (FAR)	n/a	n/a

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	90
Covered Employment in 2006 (est.)	57
Net New Jobs (2000-2006)	(33)
Job Growth Target (2001-2022)	n/a
Remaining Target (2006-2022)	n/a

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)								
Industrial								
Non-Residential Total	0.0	0.0	0.0	0.0	0.0	-	-	n/a

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones						
Mixed-Use Zones						
Industrial Zones						
Vacant Total	0.0	0.0	n/a	n/a	n/a	0.0

Redevelopable Land						
Commercial Zones						
Mixed-Use Zones						
Industrial Zones						
Redevelopable Total	0.0	0.0	n/a	n/a	n/a	0.0

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones						
Mixed-Use Zones						
Industrial Zones						
Vacant Total	0	n/a	n/a	0	n/a	0

Redevelopable Land						
Commercial Zones						
Mixed-Use Zones						
Industrial Zones						
Redevelopable Total	0	n/a	0	0	n/a	0

The Town of Skykomish did not estimate capacity for commercial growth for the 2007 Buildable Lands evaluation. Skykomish does not have a job growth target under the Countywide Planning Policies.

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	0
Mixed-Use Zones	0
Industrial Zones	0
Job Capacity in Pipeline	0
Total Job Capacity	0
Remaining Job Target (2006-2022)	n/a
Surplus/Deficit Capacity	n/a

CITY OF SNOQUALMIE

RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Snoqualmie issued permits for 1,198 units of new single-family development, with an overall density of 6.2 dwelling units (dus) per net acre. Plats, a leading indicator of future densities, achieved 6.3 dus per net acre. The city also issued permits for 161 multifamily units, with an overall density of 10.1 units per net acre. Compared with the previous five-years, 2001-2005 saw a modest increase in the amount of residential development, particularly located with the Snoqualmie Ridge project. Overall, the city's housing stock gained 1,356 net new units, accommodating 78% of Snoqualmie's 2001-2022 growth target of 1,697 households, and leaving a target of 373 households for the remainder of the planning period.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre							
5 - 9 du/acre							
> 9 du/acre	200.3	69.8	18.3	54.1	58.1	386	6.6
Other	299.8	39.5	35.8	78.7	145.8	908	6.2
Plats Total	500.0	109.4	54.1	132.8	203.9	1,294	6.3

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable				5.6	21	3.7
3 - 5 du/acre							
5 - 9 du/acre							
> 9 du/acre					3.2	20	6.3
Other					185.3	1,157	6.2
SF Pmts Total	n/a	n/a	n/a	n/a	194.1	1,198	6.2

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre	0.3	0.0	0.0	0.0	0.3	4	13.8
13 - 19 du/acre	0.2	0.0	0.0	0.0	0.2	3	20.0
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones	19.7	2.0	0.0	2.3	15.5	154	10.0
MF Pmts Total	20.2	2.0	0.0	2.3	15.9	161	10.1

Development Activity: 1996-2000 vs 2001-2005

SF Plats	1996-2000	2001-2005
Net Acres	220.4	203.9
Lots	1,224	1,294
Lots/Acre	5.6	6.3
Permits in SF Zones		
Net Acres	28.8	5.6
Units	56	21
Units/Acre	1.9	3.7
Permits in MF and MU Zones, incl. Snoq. Ridge		
Net Acres	127.4	204.4
Units	1,005	1,338
Units/Acre	7.9	6.5

Housing Units (2001-2005) vs Household Growth Target (2001-2022)

Housing Units: 2001-2005	
New SF Units Permitted	1,198
Replacement SF Units Permitted	0
SF Units Demolished	(3)
MF Units Permitted	161
MF Units Demolished	0
Other New Units Permitted	0
Net Units (2001-2005)	1,356
Net Households (2001-2005)	1,324
Household Growth Target (2001-2022)	1,697
Remaining Target (2006-2022)	373

Residential Development: Buildable Land Supply and Capacity

In 2006, the City of Snoqualmie had 132 gross acres of vacant land zoned for residential uses. After deductions for critical areas, public uses, and market factors, 71 acres of land suitable for development remained with capacity for 116 housing units under current zoning. The city also contained 57 gross acres of redevelopable land, 8 acres of which was developable with capacity for 3 units. Capacity for an additional 2,296 units was identified in projects in the development pipeline, including further buildout of Snoqualmie Ridge. Outside the city limits, but within Snoqualmie's Urban Growth Area (UGA), residential capacity of vacant and redevelopable parcels is estimated at 1,062 units under city land use designations anticipated upon annexation.

Residential Land Supply and Dwelling Unit Capacity (2006) **Does not include units in pipeline or UGA--see total capacity table on next page*

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)	Assumed Future Density (DU/acre)	Less Existing (units)	Net Capacity (units)
Vacant Land									
0 - 3 du/acre	96.1	37.3	0%	0%	15%	50.0	0.2	n/a	10
3 - 5 du/acre									
5 - 7 du/acre	35.7	0.0	15%	15%	15%	21.2	5	n/a	106
7 - 9 du/acre									
Vacant Sub-Total: SF Zones	131.9	37.3	n/a	n/a	n/a	71.3	n/a	n/a	116
9 - 13 du/acre									
13 - 19 du/acre									
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Vacant Sub-Total: MF/MU Zones	0.0	0.0	n/a	n/a	n/a	0.0	n/a	n/a	0
Vacant Total	131.9	37.3	n/a	n/a	n/a	71.3	n/a	n/a	116
Redevelopable Land									
0 - 3 du/acre	57.1	47.6	0%	0%	20%	7.6	0.2	3	3
3 - 5 du/acre									
5 - 7 du/acre									
7 - 9 du/acre									
Redev. Sub-Total: SF Zones	57.1	47.6	n/a	n/a	n/a	7.6	n/a	3	3
9 - 13 du/acre									
13 - 19 du/acre									
19 - 31 du/acre									
31 - 48 du/acre									
48 + du/acre									
Redev. Sub-Total: MF/MU Zones	0.0	0.0	n/a	n/a	n/a	0.0	n/a	0	0
Redevelopable Total	57.1	47.6	n/a	n/a	n/a	7.6	n/a	3	3

Residential Development: Total Capacity and Growth Target

Overall housing capacity for 2006 provided by the City of Snoqualmie, including potential development on vacant and redevelopable lands within city limits, major projects in the pipeline, and future capacity in the city's UGA, totaled 3,477 units. These units could accommodate an estimated 3,376 households, 3,003 more than necessary to attain the household growth target of 373 for the remainder of the planning period (2006-2022).

Capacity (2006) vs Household Growth Target (2006-2022)

Capacity (units)	
Single-Family Zones	119
Single-Family Capacity in Pipeline	1,252
Accessory Dwelling Units	0
Multifamily Zones	0
Multifamily Capacity in Pipeline	1,044
Mixed-Use Zones	0
Estimated Capacity in UGA	1,062
Total Capacity (units)	3,477
Total Capacity (households)	3,376
Remaining Household Target (2006-2022)	373
Surplus/Deficit Capacity	3,003

NON-RESIDENTIAL DEVELOPMENT

From 2001 to 2005, the City of Snoqualmie issued permits for about 105,000 sq. ft. of new commercial development on 7.8 net acres of developable land. Compared with the previous five-years, 2001-2005 saw a decrease in commercial development. During this same period, Snoqualmie experienced an estimated net gain of 61 jobs, attaining 3% of the city's 2001-2022 growth target of 1,800 jobs and leaving a job growth target of 1,739 for the remainder of the planning period (2006-2022).

Development Activity: 1996-2000 vs 2001-2005

Commercial	1996-2000	2001-2005
Net Land Area (acres)	17.5	7.8
Floor Area (s.f.)	260,013	105,731
Floor Area Ratio (FAR)	0.34	0.31
Industrial		
Net Land Area (acres)	11.0	0.0
Floor Area (s.f.)	176,609	0
Floor Area Ratio (FAR)	0.37	n/a

Employment Change vs Job Growth Target

Covered Employment in 2000 (est.)	1,153
Covered Employment in 2006 (est.)	2,297
Net New Jobs (2000-2006)	1,144
Job Growth Target (2001-2022)	1,800
Remaining Target (2006-2022)	656

Commercial and Industrial Development Activity: 2001-2005

Zoning	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Net Area (sq. ft.)	Floor Area (sq. ft.)	Achieved FAR
Commercial (incl. Mixed-Use)	7.8	0.0	0.0	0.0	7.8	341,075	105,731	0.31
Industrial								
Non-Residential Total	7.8	0.0	0.0	0.0	7.8	341,075	105,731	0.31

Non-Residential Land Supply (2006)

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
Vacant Land						
Commercial Zones	5.0	2.0	5%	5%	15%	2.3
Mixed-Use Zones						
Industrial Zones	3.7	0.0	5%	5%	15%	2.9
Vacant Total	8.7	2.0	n/a	n/a	n/a	5.2

Redevelopable Land						
Commercial Zones	9.6	0.9	5%	5%	20%	6.3
Mixed-Use Zones						
Industrial Zones	10.4	0.2	5%	5%	20%	7.4
Redevelopable Total	20.1	1.1	n/a	n/a	n/a	13.6

In 2006, the City of Snoqualmie had 8.7 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 5.2 acres of land suitable for development remained with capacity for 168 jobs under current zoning. The city also contained 20.1 gross acres of redevelopable land, 13.6 net acres of which was developable with capacity for 514 jobs. Capacity for an additional 220 jobs was identified in significant projects in the development pipeline. Overall, Snoqualmie had capacity for 901 jobs, 245 more than necessary to attain the city's growth target of 656 for the remainder of the planning period (2006-2022).

Employment Capacity (2006)

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
Vacant Land						
Commercial Zones	99,944	.35-.6	n/a	42,793	400-600	95
Mixed-Use Zones						
Industrial Zones	124,715	0.35	n/a	43,650	600	73
Vacant Total	224,659	n/a	n/a	86,443	n/a	168

Redevelopable Land						
Commercial Zones	273,169	.35-.6		148,918	450-500	326
Mixed-Use Zones	0					
Industrial Zones	321,307	0.35		112,457	600	187
Redevelopable Total	594,476	n/a	0	261,376	n/a	514

Employment Capacity (2006) vs Job Growth Target (2006-2022)

Capacity (jobs)	
Commercial Zones	421
Mixed-Use Zones	0
Industrial Zones	260
Capacity in Pipeline	220
Total Job Capacity	901
Remaining Job Target (2006-2022)	656
Surplus/Deficit Capacity	245